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**A PROJECT REPORT IN FULFILLMENT OF
THE REQUIREMENT FOR THE DEGREE OF
MASTER IN SUSTAINABLE URBAN PLANNING AND
DEVELOPMENT**

IN

**THE FACULTY OF ENGINEERING AND THE BUILT
ENVIRONMENT**

DEPARTMENT OF TOWN AND REGIONAL PLANNING

Title:

*The Effects of Urbanisation on Housing Backlog in Johannesburg
City*

Name: Phemy Mankgokoetsi Lekalakala

Registration Number:

920470104

We accept this report as conforming
to the required standard

SUPERVISOR: Mr. G. Onatu.....

CO-SUPERVISOR: Mr Mbinza.....

EXTERNAL EXAMINER:

THE UNIVERSITY OF JOHANNESBURG

DATE: February 2019

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ABSTRACT

Due to increase of urbanisation, housing needs have also increased in cities and towns. This has caused high increase in housing backlog. Many people worldwide are now living in cities putting pressure on existing facilities and infrastructure. Due to housing challenges being experienced globally many people are now living in informal settlements and slum conditions, where they are awful and devastating conditions due to lack of proper housing. This has been perpetuated by incapability by responsible institutions ensure that everyone have access to adequate housing. South Africa is one of the countries that have been heavily affected by urbanisation, resulting in severe housing shortages. Millions of South Africans are living in unplanned settlements. Despite the effort by government of South Africa of putting forward various programmes and policies to enhance adequate housing to everyone, housing challenges and housing backlog still continue to increase, leaving many people to resort to unplanned settlements and slum areas where there are unwelcoming conditions. Urbanisation in South Africa is also impacting on the ability of responsible local authorities to provide infrastructures such as water and sewer networks that adds to the totality of communities. Various scholars have written about shortage of housing in South Africa, however little have been written on urbanisation challenges to housing backlog and housing service provisioning. The purpose of this research project is to discuss the impacts of urbanisation to housing backlog in South Africa and to propose way to reduce urbanisation and housing backlog. Data for this study was gathered using both primary and secondary methods such as questionnaires, key interviews, key informants, field observations, journals, books, articles and reports. The results indicate that, there is severe housing backlog in Johannesburg due urbanisation which is also being perpetuated by inadequate resources, poor planning and poor governance by City of Johannesburg.

KEY WORDS: Urbanisation; housing; housing backlog; policies; population growth; informal settlements, urban sprawl

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ACRONYMS AND ABBREVIATIONS

ANC	African National Congress
BNG	Breaking New Ground
CBD	Central Business District
CoJ	City of Johannesburg
DRC	Democratic Republic of Congo
EU	European Union
ICCPR	International Covenant on Civil Rights and Political Rights
ICIP	Inner City Implementation Plan
OED	Oxford Enclopaedic Dictionary
RDP	Reconstruction and Development Programme
RSA	Republic of South Africa
SDF	Spatial Development Framework
UISP	Upgrading of Informal Settlements Programme
UN	United Nations
UNDP	United Nations Development Programme

CHAPTER 1: INTRODUCTION

1.0 Introduction

This chapter presents the background of the study, statement of the problem, research objectives, research questions, brief methodology, significance of the study and study area.

1.1 Background of the Study

Urbanisation is one of the 'buzz' word for the twenty-first century which is also increasingly being acknowledged. Over half of the world's population now lives in urban areas (cities and towns) and also this number is projected to increase by 25% by 2050 (United Nations Population Division, 2014). For the last decades urbanisation as well as its pace has increased tremendously. Since 1900, the world's population trebled from 2billion to 6billion, while the urban population increased to 2,9billion from 2,4billion in 2000 and yet expected to increase to 5billion by 2030. Cities are growing beyond municipal's capacity to manage them impacting on the city structure as well as on cities infrastructure especially housing provisioning by municipalities (Forman, 2008). Over 200million people, 62% of Sub-Saharan Africa's urban population live in slums and high urbanisation rate result in the continuing growth of poorly serviced areas.

In developed countries such as Europe, urbanisation became predominant in 1950s. Currently, an estimate of 359million people which 72% of EU population lives in urban centres and is still estimated that about 80% of EU population will be residing in cities. Also European cities have also increased with an average of 78% due to urban sprawl that has been accompanied by development of towns and cities. In light of the above, urban sprawl has also created severe economic and social impacts, for example there have been an increase in the number of homeless people in Europe. In Europe rapid urbanisation that rose sharply in 19th and early 20th century is mainly because industrialisation, many people moved from rural economies in search of jobs in the rapidly expanding industries in bigger towns and cities. Urbanisation also was happening due to lack of resources in rural areas (Forman, 2008).

In developing countries, urbanisation for the past 50years is estimated to have increased by 60% and by 2005, it was expected to increase by 4, 5 % in 2020 (Pugh, 2001). According to UNEP, (2002), in early 2000s Africa was the least urbanised on the continent with a minimum of 26% of its total population residing in urban centres. However, rapid urbanisation has been experienced since the time of the countries gained independence. In Africa, urbanisation has

also been perpetuated by migration with Sub Saharan Africa having 67% intra-regional migration. This is mainly caused by poverty and people moves to urban areas seeking for economic opportunities and better living conditions. Major destinations within Africa are South Africa, Nigeria, Kenya, Cot d'Ivoire and Ethiopia. West Africa has the largest intra-regional movements which accounts 84 % intra-regional movements. In countries like Zimbabwe, Mozambique and Uganda, urbanisation is mainly due to internal migration and rural poverty which causes people to migrate to secure and improve their livelihoods. However, in other African countries, urbanisation is also due to political or civil insecurity perpetuating housing backlog in cities (Mukiibi, 2008). These challenges also inevitably increase the demand of basic infrastructure such as housing and their supporting amenities and increase the number of unplanned settlements, slum dwellers and those that are homeless.

In South Africa, urbanisation has increased in South Africa since 1994; City of Johannesburg has grown its population and size, the city has grown beyond municipal jurisdiction. Statistics South Africa (StatsSA, 2017) estimates a population of 56.42 million are currently living in South Africa and Gauteng have largest population of about 14.3 million people, which makes up 25.3% of population (StatsSA, 2017). In Gauteng, Johannesburg city has the largest number of people and most of these people come from various areas, internally they come from areas like Limpopo and Free State to look for employment opportunities and economic opportunities and externally they migrate from various countries for the same reasons.

The aim of this research is to assess the impact of urbanisation to provisioning of housing to residents by City of Johannesburg housing. The study also give suggestions on what can be done to reduce urbanisation and to reduce housing backlog which is the major challenge being caused by urbanisation in Johannesburg.

1.2 Problem Statement

Sustainable development can only be achieved if people have sustainable and resilient communities with adequate infrastructures such as housing. Despite, the effort by the South African Government to ensure housing for all, South Africa still faces challenges of increase in housing backlog. City of Johannesburg has a high number of housing backlogs and the number does not seem to depreciate due to urbanisation.

High levels of urbanisation in the City of Johannesburg, has led to increase in number of informal settlements, homeless people, unplanned backyard structures and slum dwellers. Most people in Johannesburg lives in unpleasing conditions such as shacks made of cardboard boxes,

where there is inadequate sanitation and water services provisioning. This also has increases challenges of outbreak of diseases such as typhoid, malaria and cholera. Previous studies have been undertaken and have mainly focused on challenges of housing backlogs, policies and strategies to reduce housing backlogs, therefore this research will focus on effects of urbanisation to effective housing backlog in City of Johannesburg so as to propose a solution to reduce housing backlog and to reduce urbanisation.

1.3 Research Aim

The aim of the study is to assess the effects of urbanization on the housing backlog in the City of Johannesburg, South Africa.

1.4 Main Research Question

What is the effect of urbanisation on the housing backlog in South Africa, City of Johannesburg?

1.4.1 Research Sub Questions

1. What are the impacts of urbanisation to housing provisioning Johannesburg City?
2. What are the indicators of urbanisation to housing backlog?
3. What are the policies that have been put in place to address housing backlog and how effective are they in reducing housing backlog?
3. What can be done to reduce urbanisation such that housing backlog can be minimized?

1.5. Research Objectives

1. To identify impacts of urbanisation on housing backlog in Johannesburg City
2. To identify indicators of urbanisation in housing services provisioning
3. To identify policies those were put in place to reduce housing backlog and to evaluate their effectiveness
4. To propose ideas and mechanisms for minimizing urbanisation and urbanisation impacts to housing backlog.

1.6 Research Significance

The research is very important because it looked impacts of urbanization to housing. Housing is a Human Right and is recognized by Universal Declaration of Human Rights 1994 that

requires everyone to be sheltered. By undertaking this research, it is hoped that by coming up with suggestions on reducing urbanization, it will help to achieve adequate housing for city dwellers, reducing unplanned settlements and curbing challenges of high levels of housing backlogs.

1.7 Delimitation of the Study

The City of Johannesburg in Gauteng Province is one of the metropolitan cities of South Africa with largest population. The city is currently estimated to have a total population of 5million with density of 1 645km². The city accounts for 36% of the total population of Gauteng. It is the most advanced commercial city in Africa and is usually given a sude name “engine room” of South Africa and regional economy.

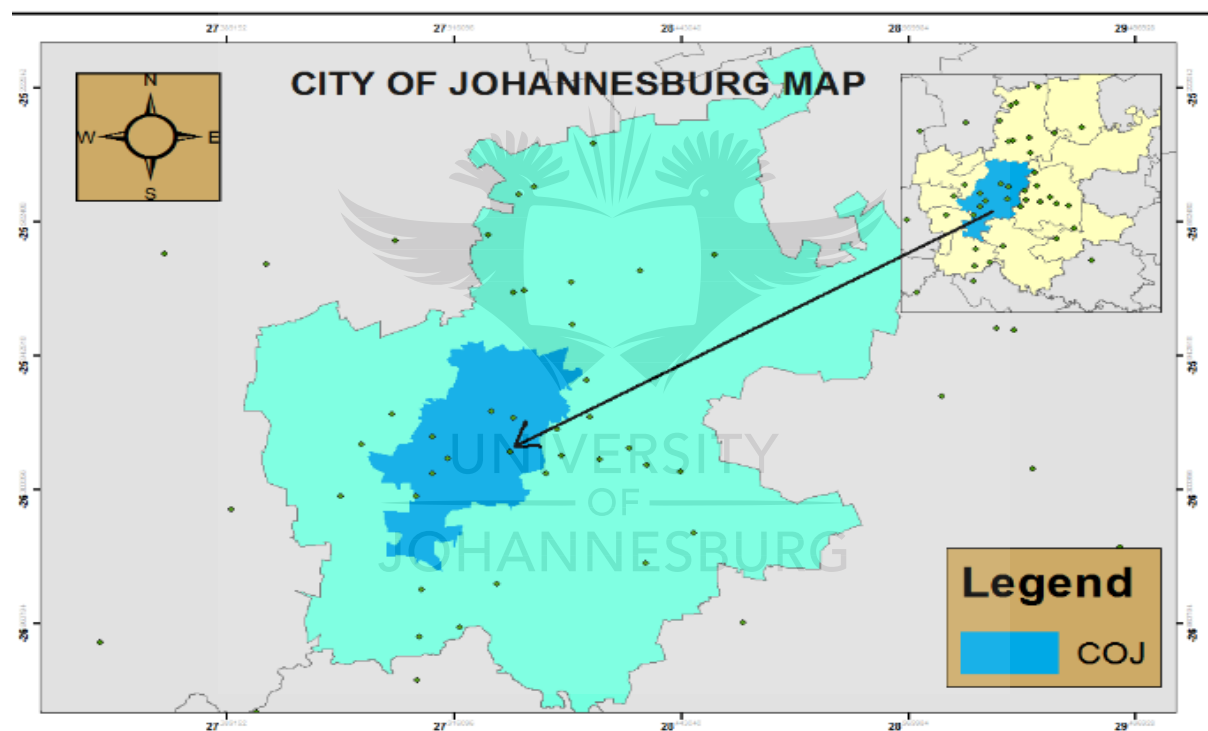


Figure 1. 1, the Map of Johannesburg City

1.8 Methodological Overview

The mixed methods approach was used in study which is a mixture of qualitative and quantitative methods of study. Qualitative research method enabled the researcher to understand the problems that are encountered by the City of Johannesburg to curb challenges of increasing housing backlog despite providing the state-subsidized housing. Primary data was also collected through in-depth interviews with various key informants as well as some informal interviews. Secondary data was collected at City of Johannesburg website and other

relevant information such as journals, articles, and reports from the government agencies relating to housing delivery. The researcher identified that, the systematic sampling method yields more information on impacts of urbanisation to housing backlog since it seeks to eliminate the source of bias. Both probability and non- probability sampling methods was used to come up with participants for the research. Interview guides were also used to solicitate adequate data from selected key interviews.

1.9 Chapter Overview

Chapter 1

The introduction of the research, it provides the background of the study, aim of the study and the objectives. The chapter further gives the statement of the problem and the significance of the study.

Chapter 2

It provides the literature review. It gives an overview of the related literature by various scholars on impacts of urbanization on housing backlog. The chapter then evaluates various policies that were put as to counter housing backlog in Johannesburg city.

Chapter 3

This chapter describes how data collection was carried out. It further describes an overview of the study area and describes the types of research methodologies which were employed during the research.

Chapter 4

The fourth chapter provides data presentation and analysis plan. In this section the data collected is going to be analyzed and come with the main findings and results of the study

Chapter 5

This is the concluding chapter; it is going to provide the summary of major findings, policy implications and recommendations and the last section of the chapter will give limitations of the study and also areas for further research.

1.9 Conclusion

The chapter discussed about the background of the study which focused urbanisation and challenges of urbanisation to housing from micro to macro level. It also looked at the statement of the problem and the specific aim and objectives of the study were also highlighted. The next task must be the literature review.



CHAPTER 2: LITERATURE REVIEW

2.0 Introduction

This chapter gives an overview of the literature which refers to relationship between urbanization and housing backlog. A conceptual framework for urbanization and housing were also highlighted in this chapter. The chapter also highlights impacts of urbanization to housing backlog. It also identifies various policies and evaluates the effectiveness of these policies in addressing housing backlog. Urbanisation is when people moved from the country side to the city due to push and pull factors like nice jobs and nice housing. It is a highly diverse phenomenon, that manifests itself in a multi- functional space and can has be discussed by various scholars of various academic disciplines such as sociology, geography, political science and statistics. Urbanisation and urbanism are two words closely linked with different meanings, thus urbanisation involves migrating from one place to another due to various pull and push factors while urbanism is a way of life in urban places (Brenner and Schmid, 2017). For example, Louis Wirth, in his book *Urbanism as a way of life* describes urbanism as a way of life of people in cities that is characterised by weak bonds between them, fast way of living or in other words fast life and large quantities of number in close proximity without knowing one another.

In developing countries urbanisation is happening very quickly and a tremendous rate causing housing challenges since prices of land and building materials go up and many are left with little option of building themselves homes. This leads to formation of unplanned settlements that are usually referred to as shanty towns. This also increases completion of jobs within urban areas and criminal activity and poverty also rises. Urbanisation also creates challenges of urban sprawl, cities continue to expand outward towards the countryside. However, urbanisation also have positive impacts, it can lead to greater opportunities and economic development. Cities absorb various skills and talents that are crucial for development (Brenner and Schmid, 2017).

2.1 Conceptualizing Urbanization

Urbanization is closely linked to modernization, industrialization, and the sociological process of rationalization. It describes a certain condition at a set of time that is it the proportion of total population in towns or cities. Jiboye (2011) defines urbanisation as the increase in number of people residing in urban units; it takes places when the number of those residing in urban areas outpaces those in rural areas. China is one of the countries that have experience rapid urbanisation, urbanisation is usually defined as the convergence process of population to urban

areas (Liu et al 2012), and is measured by the ratio of urban population against the country's population. Steyn et al, (2012) define urbanisation as transforming from rural areas or traditional rural economies to the modern industrial ones (progressive concentration in urban areas). Below is framework that shows desirable urbanisation that is sustainable.

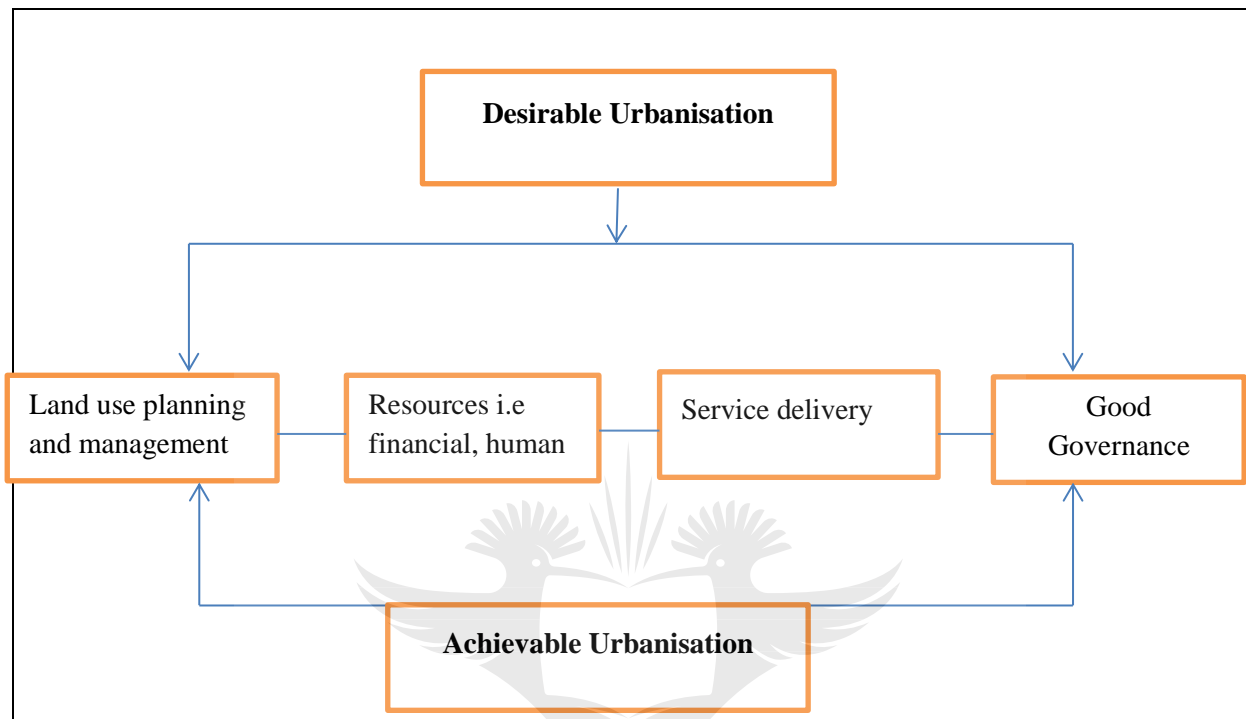


Figure 2. 1 Sustainable Urbanisation, Source: Cobbinah et al, 2015

Urbanisation has to be desirable for it to be termed sustainable. However, this is a challenging especially in African countries where people are still facing many challenges. Urbanisation to be sustainable, it must be accompanying by effective land use planning and environment management (Cobinnah et al, 2015). Urbanisation must not lead to urban sprawl or environment degradation like what usually happens through formation of informal unplanned settlements (Harris, 1990). Urbanisation must also be dealt municipal authorities, thus giving accompanying services, amenities and infrastructure to cater for growing populations. This also must be done in an equity manner, in such a way that the marginalised are also accommodated. For example, low cost housing must be made available to the urban poor and this house must be well located, near economic opportunities so as to reduce poverty and to enhance sustainable development. Sustainable urbanisation to be achieved there must also be adequate. These resources are physical resources, manufactured resources, social capital, human resources and financial resources. Skilled personnel are important in planning cities to become resilient, smart and sustainable, while financial resources are vital for ensuring that adequate infrastructure

such as housing, water and sanitations are available. Sustainable cities can help cities to become viable, integrated, and resilient, reducing the number of people that lives in unwelcoming conditions (Hunter and Houghton, 2004).

2.2 Conceptualising Housing

The dwelling (house or flat) can be defined as the physical structure providing shelter and the necessary space, facilities and amenities for the household. The World Health Organisation defines housing as a broad concept involving four interrelated elements: the home, the dwelling, the community, and the neighbourhood (Ormandy, 2009). The home is the social, cultural and economic structure created by the household. Housing according to Pugh (1980), is “a fixed space and it exists in localities where private investment and publicly provided infrastructure are part of the local environment”. According National Housing Policy’s definition (2000) housing is a, “the process of providing functional support by sustainable maintenance of the bulk environment for the day-to-day living and activities of individuals and families within the country”.

According to Turner (1972), housing can be defined as a verb or a noun. Housing as a noun can be described as a product or commodity while a verb to housing describes the activity or process. The housing impacts to the housed (the verb to housing), the activities that can be fulfilled if one is adequately housed are more important in defining housing, that is the cultivation, clothing ourselves, food preparation, procreation and nurturing of children. Any unsatisfactory condition of the dwelling may lead to one or more physical and/or mental health effects and interferes with the creation of the home. Housing systems are more dependent on institutional services; no housing can be built without land, without materials or tools, without labour and management (Turner and Fletcher, 1972). *Table below shows universally accepted standards of housing services*

<i>Legal security of Tenure</i>	All states are obliged to offer security tenure to their citizens.
<i>Availability of services and infrastructure</i>	To ensure the health, security, comfort, and nutrition of its occupants, an adequate house should have sustainable access to services and infrastructure
<i>Affordability</i>	States should take steps to ensure that housing costs are proportionate to overall income levels; establish subsidies for those unable to acquire affordable housing.

<i>Accessibility</i>	Adequate housing must be accessible to those entitled to it
<i>Habitability</i>	Habitable housing provides the occupants with adequate space, physical security, shelter from weather, and protection from threats to health
<i>Location</i>	Must permit access to employment opportunities, healthcare, schools, childcare and other social facilities.
<i>Cultural Adequacy</i>	The way housing is built, the materials used, and the policies supporting these must facilitate cultural expression and housing diversity

Table 2.1; Housing Standards, Source Lerman, 1987

Housing to become decent, it must be supported with physical infrastructure and social services, drainage, roads, street lightning, water, electricity, sewerage, schools, policing, waste disposal just to mention a few. Supply of these things are best supplied publicly rather than provided by private developers.

2.2.1 Drivers of Urbanisation

According to et al (1996) and Van Hear et al (2012), drivers of urbanisation are the forces that lead to migration and perpetuate movement. There are three main drivers to urban growth which are natural increase (endogenous), in-migration from rural areas and reclassification, which is transformation of rural areas to urban areas. Push-pull models suggests that usually migrants are pushed by low income wages in their regions or countries and pulled by better prospects in more affluent areas (Lee & Todaro, 2008). Poverty also can be held as a major driver of urbanisation. Most youths residing in rural areas are usually forced to migrate to cities seeking for employment opportunities and to fend for their families (Kline, 2003).

Urbanisation can also be due to economic opportunities, when cities show that it has many opportunities people tend to migrate to those areas (Lurie, 1969). For example, in South Africa many people migrate to areas such as Johannesburg, Durban and Cape Town from areas like rural areas of Limpopo and Mpumalanga because of the economic opportunities they offer. However, they are also factors such as social factors, political factors, demographic factors and environmental factors that can also cause urbanisation. For example, educational opportunities, obligation to kin like marriages and environmental factors which include exposure to hazards and reduced productivity of a piece of land. Most youth also are forced to migrate to cities to seek for educational opportunities as to further their studies.

2.3 Theories of Urbanisation

Urbanisation is an irreversible process. Theories of urbanization dates back to time of civilization and these theories include suburbanization, the migration theory and the modern theory of urbanisation.

2.3.1 Suburbanization

According to Fishman (2012), suburbanization means “beyond the city”. It also refers areas located in the outskirts areas of big cities around the world. As a city grows, it expands outwardly to peripheral areas and they grow. This increases land scarcity and prices increases and pollution also increases, since transport systems also increases. The government’s mandate is to ensure provisioning of adequate infrastructure, facilities and amenities such as housing to these areas.

2.3.2 Migration Theory (Push and Pull Theory)

This theory is based on push and pulls factors. Unpleasant and unfavourable conditions in a certain areas are regarded as push factors that push people from those areas (Kline, 2003). People are pushed from a certain area because it lacks job and economic opportunities to particular areas that have such opportunities (Schoorl et al, 2000). Push factors also encompasses natural factors such as natural disasters such as droughts and floods. Pull factors are those factors that attract people to a certain area. These are but not limited to job opportunities, education opportunities and. good living conditions.

2.3.3. Modern theory of Urbanization

This theory was developed in 20th century. According to (Lahir-Dutt, 2001), industrialisation attracts urbanization. Economic growth can only be possible if there is development of industries and modern technologies.

2.3.4 Theories of spatial disparities

Spatial disparities theory notes that disparities are as a result of variation in geographically advantaged and disadvantaged regions, importance of a city politically and also due to economic policies that are favourable (Shorrocks and Wan, 2005). These disparities are the ones that in turn lead to migration which also tends to put pressure on infrastructure and amenities (Rice and Venables, 2003). For example, most rural areas are usually located far away from economic opportunities and in areas that are inaccessible because of their lack of both political and economic importance. This in turn leads to many setbacks in rural areas; unlike urban areas that are usually termed economic favourable and usually located near

economic opportunities like harbours which increase opportunities and living standard to people that live in them.

2.3.5. Concentric Zone Theory

The concentric zone theory was put forward by Ernest Burgess with Robert Park in 1925. It assumes that various concentric rings within urban regions. The theory is also known as the Burgess Model, of the theories to explain social structures. The theory identifies five zones

1. Central Business District
2. Transitional Zone (Recent immigrant group)
3. Low income Housing Zone
4. Middle Income Housing Zone
5. Commuting Zone

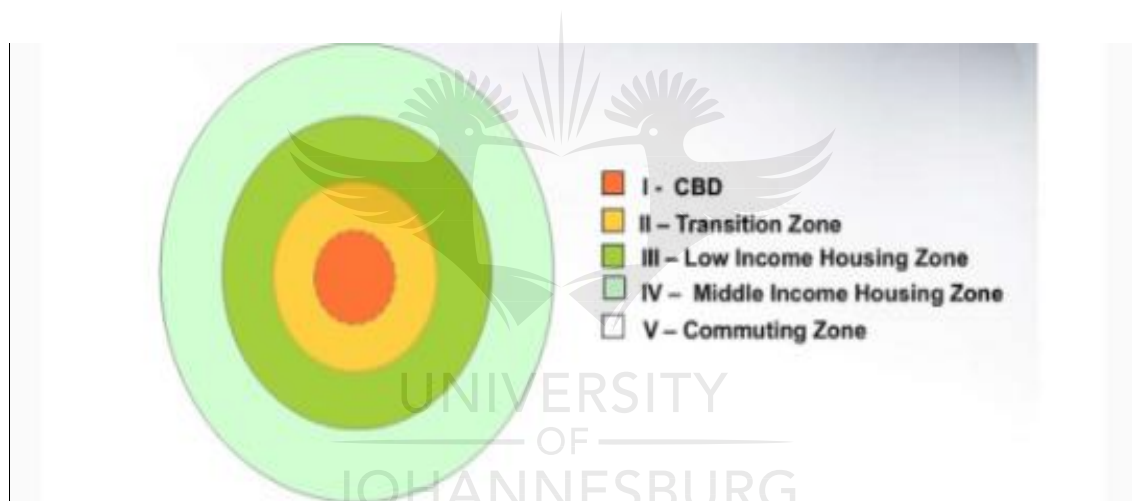


Figure 2. 2 the Concentric Zone, theory, Source; Meyer, 2000

Zone 1 is the Central Business District (CBD) and the city centre of the city. There is higher concentration in the inner city (Meyer, 2000). Zone II is the transition zone which surrounds the CBD. It is area for both business and residential. Zone III is low income housing zone or working class zone, those that desire to live close to working places. Zone IV is for better residences that desires to live where it a bit quiet and zone V is commuting zone. It consists of small towns (Meyer, 2000). It is called commuting zone because the majority spends most their time in towns works and commutes at home at night.

2.4 Sociological Perspective on Urbanisation

The issues of urbanisation play a very important role in study of sociology. Race, human behaviour and economics interact within cities. Due to urbanisation there is physical growth of cities. Cities generate jobs and incomes and with good governance, services are delivered to people such as health care education and many others (Bradshaw and Schafer, 2000). There are three major sociological perspectives that offer important but also varying insights in helping to understand urbanisation. Table below summarises their assumptions of various theorists on about urbanisation.

Theoretical Perspective	Major Assumptions
Functionalisms	There are many important functions which cities serve and at the same time they also have dysfunctional. Functionalist theorists' perspectives vary on their advantages and disadvantages of urban life. This is mainly in the degree of community and social bonding's existence in cities
Conflict Theory	These theories postulate that cities are run by economic and political elites using the resources they have to make their positions strong and to continue to marginalize the poor taking resources from them. Social backgrounds that are different helps to perpetuate conflicts over norms and values
Symbolic Interaction	Residents in cities differ in their way of interaction and thinking or perspectives. Cities are not chaotic places but rather locations where strong norms and values exists

Table 2.2, Sociological Perspective on Urbanisation: Source; Wirth, 1938

Functional perspectives on urbanisation mainly focus on the ecology of a city while conflict theorists focus on political economy. Park (1915) notes that human ecology is a functionalism field that looks at the interactions of the people and their human or physical environment. The concentric zone model is a famous example of human ecology. The model views a city in concentric circular areas. According to functionalist perspectives, cities can be viewed as centres of production and distribution, centres of information education and administration (Renaud, 1981). However, as cities expand although being functional, it weakens bonds between residents, norms disappear. Urbanisation leads to much deviant behaviour such as

increases in crime rate, drug abuses and alcoholism. These theorists also focus on dysfunction of urban areas as a result of urbanisation such as overcrowding, poverty, homelessness and environment destruction

2.4.1 Advantages of Urbanisation

1. *Growth of Industrial Productions*- Cities production also increases as city grows. Various industries such as textiles, cement, fertilizers, steel and iron helps in increasing GDP of the country which also helps economic growth of a country
2. *Development in tourism*-Good cities attracts tourists especially the ones that are well connected in terms of good transport network systems. This increases foreign currency in the country and also attracts foreign investment
3. *Improvement in Technology, Science and Culture* –Urbanisation helps in improving education, science, culture and technology which benefits societies and help cities to grow and become resilient and sustainable

2.4.2 Disadvantages of Urbanisation

1. *Infrastructural Shortages*- Urbanisation causes rapid increase in population growth putting pressure to existing infrastructure. It also causes housing problems which increases slums, shanty towns and number of homeless in the country
2. *Decrease in rural population* – this also impacts negatively on agricultural production. Usually it is the young and the aged that are left in rural areas causing shortage of labour to work in farmlands and this impacts on agricultural productions reducing GDP of the country
3. *High levels of unemployment*- Due to population growth there is shortage of jobs in cities and this increase levels of crime rate and increase corruption.

The conflict theory focuses on the way urban areas are as a result of decisions made by economic and political leaders (Wirth, 1938). This means those that have political and economic muscles are the one that shapes how cities are structured and this only benefits middle and upper classes at the expenses of the poor. These political leaders are the ones that determine the city growth or its downfall through regulating money flows and land uses. Development also is guided by structures within cities such as local governments and individual businessman that determines land uses.

2.5 Housing Provisioning and Urbanisation at International Perspective

For the past decades, urban population has quadrupled increasing urban population especially in developing world (UN Report, 2015). The last time a global survey was attempted by United Nations in 2005, an estimate of 100million people were homeless worldwide and 1,6 billion people lacked adequate housing. The UN Report of 2003 also projected urban population to become 5 billion in 2013 and most of this urbanisation is predicted to be in developing continents Africa and Asia. According to Jiboye (2011), most people live in urban an area, that is 50% of the total population of the world and by 2050, it is projected that 70% will be living in cities. High population growth rate is impacting negatively on the municipalities' ability to provide sustainable housing for their residents. According to UN Report (2003), more than 1,5 billion of the world's population lives in informal settlements and this number is expected to grow by 1,4 billion by 2020.

In Europe, an estimate of 359 million people which account 72% of EU total population lives in cities (Vasileva, 2010). This has increased challenges of adequate housing which is mainly perpetuated by shortage of affordable housing. Despite the highest economic achievement of EU countries, most people especially vulnerable groups (urban poor) are forced to live in rental properties and slum areas because they cannot afford to buy houses for themselves. In Germany, the Social housing units (rental housing), are governed by market legislations and private companies, making them unaffordable. Rented housing in German is over 53% with 4% of social housing in cities like Munich. In Amsterdam, social housing accounts for 48% of the stock of German housing stock.

In 2011, China also became an urban nation with 49,7% of its 1,34 billion population living in cities (Lin et al, 2018). China cities and towns were estimated to be over 813million in 2017 (China National Statistics, 2017), which is about 58, 52% of the total population. According to China Statistics, urbanisation in China have increased rapidly for with at least 13, 62% from 2007 increasing housing demand. Urbanisation in China has impacted negatively the housing prices, with an increase of 113% for the past ten years (Lin et al, 2018).

In Africa, urbanisation has also impacted negatively to the housing, leaving most people living in informal settlements and in backyard shacks. Most of the urbanisation in Africa has grown rapidly for the last century and it is estimated that by 2050 1,33billion people will be living in urban centres (see figure below).

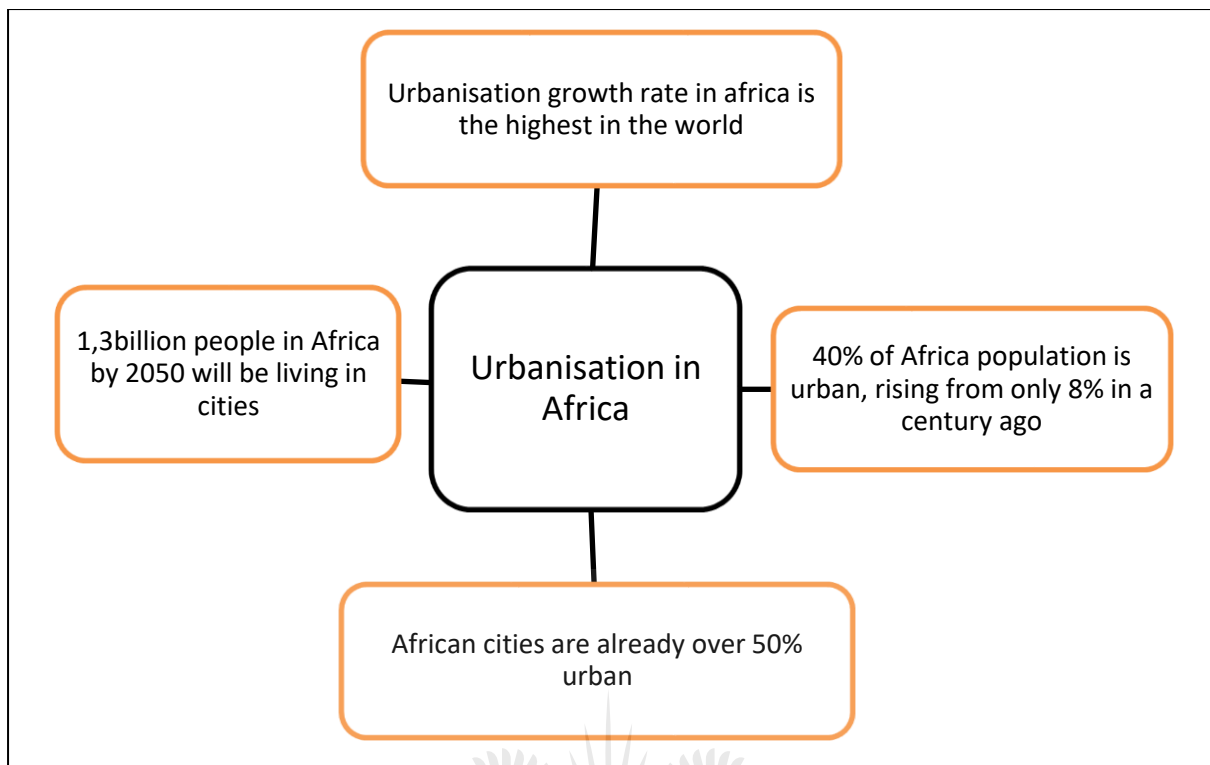


Figure 2. 3, Urbanisation in Africa, Source, United Nations, 2015

According to (2012) UN Report, in Nigeria, urbanisation rate is 5,8% that is above population growth of the whole country which is at 2,8%. Urbanization rate have created serious challenges in housing provisioning in Nigeria. The Global Homeless Statistics postulates that there are 24,4million homeless people in Nigeria. This is a consequence of many factors including rapid urbanisation and poverty (UNHCR, 2007). In 2007, the two out of three of Malawi's urban residents lived in slums and estimates of the population living in informal slum housing go as high as 90% (AIDP, 2012). In Mali more than 80% lack adequate housing (UNDP, 2012).

In Kenya, most of urbanization happened after independence of 1963 with Nairobi's population becoming over 3million in just a century (Peers and Linsell, 1973). Population growth due to urbanisation is not equivalent to growth in land supply. Densities of informal settlements is said to be going as high as 2 000persons per hectare (Olima, 2003). In Zimbabwe, housing shortage is estimated to be over 1 million, with more than 1,2million people on government waiting list. An estimate of 500 000 people on waiting list are Harare citizens the capital of Zimbabwe. In South Africa there is a housing deficit of 2,5million homes and 7,5million South African lacks adequate housing. Millions of people in South Africa live in small, wooden shacks that are build haphazard in informal settlements (Du Toit, 2010) Johannesburg, South

Africa has over 230 000 households that have no adequate housing and lives in unstable conditions, the backyard shacks, informal settlements and inner city housing street people.

2.6 Effects of Urbanisation to mega cities

Between 1990 and 2025, the number of people living in urban areas is projected to double to more than 5 billion with 90% of increase in developing countries (United Nations, 2012). As urban areas grow, they also face many challenges and opportunities. Opportunities and economic growth usually leads increase in cost of living and on the other hand increasing the number of those that cannot afford these costs of living. This also increases the number of the homeless, unplanned settlements, shanty towns and those living in the backyards. Various effects to mega cities were discussed in this section. These cities include Mumbai, New York, Kinshasa, Cairo, and Rio de Jenairo. Most of urbanisation happened because of rural-urban migration which has increased shanty settlements because of urban growth.

New York- United States

New York with the mega polis surrounding the five boroughs is the largest conurbation in United States. New York is the city's choice for migrants, with a metro population of 23,6million and the city population of over 8,5 million. The city is the first choice city of many immigrants, people coming from landmarks such as central park, the statue of liberty and empire state building (Simmons and Reynolds, 1982). The city is also the most sustainable city in United States, referring to environment protection offsetting stiff housing costs.

There are also challenges that most urbanised cities have, while poverty and increased vulnerability of the homeless are the most prominent of them (Fields, 2015). The city has high job competition rate leaving to most people unemployed, increasing poverty and high crime rate. The city has the largest homeless population in United States with approximately 77 000 (United Nations, 2012). Homeless in New York is driven by many factors and one of them being lack of affordable housing, where many become homeless because they cannot find an affordable home. Many homeless people live in homeless shelter while other usually in the roads or sheds of any houses. Also the number of those living in doubled up housing ad other in temporary shelters also is huge. Here are also worst neighbourhoods in New York with Hunts points being the worst neighbourhoods.

There are various programmes that have been put in New York to ensure adequate housing for everyone especially the poor such as inclusionary housing programmes. The inclusionary

housing in New York suggests that market rate and affordable units should be intermingled, promoting racial and economic integration of communities. They have been repealing policies of the last 50 years so as to achieve both quality and quantity at an affordable pricing to cater for all income levels (United Nations, 2012).

Mumbai – India

Mumbai city is a port city located northwest coast of India. Due to urbanisation; the population of the city was almost 20 million residents in 2016, compared to less than 10 million in 1991. The city is one of the densely populated megacities globally with at least 43 000 people per square kilometre. This population is mainly due to migrants from all over the city. For all the population that migrate to the city 75% comes from rural areas and mostly from Bihar northern state of India (Bardhan et al, 2015). Also since Mumbai is the financial capital of India, economic opportunities attract people. This increases number of people without jobs, leading to formation of unplanned settlements and urban sprawl leading to increase of city boundaries.

Many people are living in fringe and housing is expensive. This also has impacted negatively on the authorities' ability to provide housing and infrastructure (transportation, sewage and water). Estimates of approximately 62% are living in unplanned settlements and slum areas. A typical example of a squatter settlement in Mumbai is Dharavi where 1 million people are living in two square kilometres. It is one of the biggest squatter settlements globally and it has two railway lines (Dysoni, 2012). The squatter settlement just like most of settlement around the world has houses that are made of car boards, plastics and zinc sheets. The settlement is overcrowded, smelly, noisy, pollution and many communicable diseases. Thousands people are unemployed and many are in the informal sector.



Figure 2. 4; Aslum Street in Dharavhi, Mumbai India, Source; global-gallivanting.com

There are also shortages of toilets in Dharavhi with over 1000 residents sharing on toilet and most people turn to practice open defecation (Mukhija, 2017). Most residents also turn to a local river where they use it as a toilet and this pose a lot of challenges to the environment. An increase of the number of those living in unplanned settlements has been worse by weak and unpredictable financial frameworks in India. The proliferation of slums in Mumbai city has also been caused by failures in land markets and regulations that limit the access to housing finance.

Rio de Jenairo- Brazil

Rio de Jenairo is the huge seaside city in Brazil. The city is also known for its sprawling favelas (shanty towns). According to Demographic, the city population in 2016 was estimated to be 6,45million with population density of 5,377 people per square kilometre. The metro population is much larger with an estimated population of 12million residents in 2016. Most growth in the city is perpetuated by migration which accounts 65% of urban growth. Rapid urbanisation has led to severe shortages of housing and various other important infrastructures. This is worsened by the challenge that the city cannot expand because it has mountains to the north and west, and the sea south and east (Goldstein, 2013). This causes extremely shortages of land to build the required houses that cater for the growing city.

The city has high segregation in housing, most of the poor people are located in the peripheral areas that are very far from the central business district and where there are poor transport networks. It is those in high class level that lives near the central business where there are

plenty opportunities. The city receives a high number of migrants every day, and many looking for better jobs and good living conditions (Perlman, 2010). This increase number of informal settlements that are created by immigrants in unused land which is often very risk to settle on. These squatter camps are usually built with scrap wood, tarpaulin and corrugated iron. Squatter camps in Brazil are usually characterised by high risk of diseases, poverty and high crime rate since the areas do not have schools, hospitals, electricity, portable water and sanitation facilities (Magalhaes and Rojas, 2007).



Figure 2. 5; An example of a Favela in Rio De Jenairo; Source: worldatlas.com

The city is characterised by many favelas, with over 1,2million living in favelas (Perlman, 2010). A favela is a word that means slum, low income historically informal urban area in Brazil. They are usually located near industry where people can easily look for work. In Rio, Rocinha favela is the biggest, built on steep hillside, south side of the city. It accommodates between about 180 000 (unofficial figures) people. Favelas offer better living standards compared to squatter camps and the have been upgraded over time, providing them with running water and ablution facilities (Gay, 2010). There is also high poverty rate within these favelas since most people that lives there lives on less 1 pound per day. Also there is lack of adequate facilities such as schools, hospitals and public spaces

Kinshasa- Democratic Republic of Congo

Kinshasa is the capital of Democratic Republic of Congo and is situated along Congo River. The city which now is mega city has over 12million residents. The population rose from

8million in 2007 to 12 million people in 2014. According to scholars' predictions, the city is estimated to be having population of 30million by 2030 more than Cairo (United Nations 2007). The city is also characterised by lack of proper planning, poor subdivision practices, ineffectual zoning and excessive land values. This has led to congestion, mixed unplanned land use and social disintegration. Kinshasa is also the third largest African urban area after Cairo and Lagos.

The infrastructural challenges in the city are daunting and most of the city's current infrastructure is the one it inherited from 1960s (Gandy, 2006). Overpopulation in Kinshasa's city creates chaos, inequalities, poverty, open spaces losses, land degradation, environment pollution, spontaneous settlements and urban sprawl. Informal sector is also the most dominant within the city (Gandy, 2006). The city has almost no social or low cost housing in the capital. In, 2012 the government of DRC launched a low cost housing to build houses Kinshasa. However, the project just collapsed because the finances were being misused and more other projects within the city also have faced similar challenges such as delay and financial constraints. Informal settlements are also a major concern for the city which is caused by urbanisation. Kinshasa has major chronic housing shortages and this has made chaos in improving living standards. Poor households in Kinshasa have no safe water and no adequate toilets and many share pit toilets.

Cairo- Egypt

Cairo is the capital of Egypt which is on the banks Nile River and has stood there over 1 000years (Kamil et al, 1987). It is also a sprawling city. The city is a metropolitan city with a metro population of 20,5million and is one of the largest in Africa. In Cairo, population growth was and is still mainly due to rural urban migration usually those young men coming from the countryside to work (Young, 2005). Over the past years the population have been exploding from two million in 1952 to over twenty million currently. It also has a population growth of 2percent per year causing urbanisation crisis. The increase in population also means the increase of people who needs shelter or houses. The city of Cairo has been growing outward, inward and upward. Growing in an outward manner the city has expanded towards agricultural lands and the dessert. Upward growths have mainly taken though expanding of floors of the available structures and most of these being done illegally. Inwardly, the city involved the subdivision of the available structure into smaller units so as to accommodate many people

There is high overcrowding in Cairo which have increased environmental, social and health problems. Water supply and adequate sanitation also have suffered a major challenge in Cairo. The most visible challenge of urbanisation has been mainly witnessed in the lack of low income and social housing in Cairo. In 2014, the housing unit in Cairo estimated that there is need to build 5000,000 houses every year for next 5 years so as to catch up with the housing backlog which was estimated to be at 3million by then. The speed in low income housing is low in the city. Also, in order to ensure adequate housing for the urban poorest, the government also engaged in slum redevelopment mainly in Cairo (Young, 2005).

2.7 Slum Growth and Informal settlement due to Urbanisation

As the population grows, infrastructure construction and maintenance lags behind due to lack of funds and capacity by the responsible authorities. Housing is not exceptional to the latter statement. Housing demand has seemly increased due to population growth, while standards of living for many also have declined. Urbanisation leads to increase in unemployment rate leading to increase in number of those that cannot afford basic housing. This is usually evidently by the increase in numbers of informal settlements and number of homeless in various countries. According to Feather (2018), over 200 million people which is an estimate of 62% of Sub- Saharan African's population lives in slums.

Today, "slum" a buzz word that is used to define bad shelters. According to Oxford Encyclopaedic Dictionary (OED) defines a slum in two ways, a squalid and overcrowded back street which the poor people in urban areas usually occupies and a housing that is unfit for habitation of human being (Misselhorn,2008). Informal settlements are defined as settlements that are constructed without authorities' consent and they also do not meet legal standards for construction. Informal settlements are usually due to the need for cheap housing and which is mainly because of poverty and these settlements also lacks sewer systems, water supply, and sanitation and refuse collection. Informal settlements are also complicated, there are not homogenous in terms of their makeup, they are also usually chaotic and perceived disorderly (Misselhorn, 2008).



Figure 2. 6, Slum Settlement in South Africa; Source; pininterest.com

Many people are living in squalid and unsafe environments, where their health and security is at stake. Huggins (2015) note that, 90% of the new urban developments in Africa are informal. According to World Bank (2001), there is an alarming growing rate of slum and informal settlements and is also projected to double in 25 years. Nairobi has over 134 informal settlements and most of them are in Kibieria. Kibiera slum dwellers that are over one million, that is one third of a city population, are also expected to double in next thirty years. These people live in absolute poverty with no sanitation, no roads, no social amenities such as hospitals and schools. Mukibi, (2008) notes that, most people that migrate from rural areas tend to settle in peri-urban areas which also lead to expansion of urban areas. Migrants also are usually excluded in communities, which also increases their poverty. For example, migrants are usually shunned from social housing projects.

In South Africa, there is also a wide gap in housing and most people still lives in informality where there is inadequate infrastructure. According to South Africa Statistics (2011), 68%, which is more than two thirds of households that live in informal structures are forced to share toilet facilities, while 6,8% informal dwellers use bucket system and most people that reside informal settlements are five times likely to practice open defecation. In Gauteng there are also many informal settlements with devastating living conditions, a good example is Gugulethu informal settlement which is near Springs in Ekurhuleni with over 10 000people where there are only two taps and the other one does not work properly (Soweto News, March 3, 2015). People are forced to walk across to the nearby cemetery to fetch water since one tap is not enough to provide for 10 000people.

2.8 Housing Rights and legislations: International Perspective

Housing rights internationally rest upon the foundation of the international human rights law. Housing rights are recognised at an international level by the Universal Declaration of Human Rights of 1948. According to UDHR 1948 Article 25(1), everyone has the right to standard of living, adequate health and wellbeing of himself or herself and his or her family including food, clothing, housing and medical care. There are also various international conventions and conventions that support the right to adequate housing internationally. These instruments often referred to as treaties are legally binding upon states that have become parties to those instruments.

There are important instrument in respect to housing such as the ICESCR Article 11(1) which reads, the State parties to present Covenant recognise the right to an adequate standard of living for himself or herself and his or her family, including adequate food clothing and housing and to continuous improvements of living conditions. In addition to ICESCR there are also many international instruments where housing rights are recognised. The International Covenant on Civil Rights and Political Rights (ICCPR), Article 17 that protects people from arbitrary or unlawful interference with their homes. The International Convention on Elimination of All Forms of Racial Discrimination (ICERD) in article 5 prohibits discrimination in all forms with respect to adequate housing. The Convention on the Rights of the Children (CRC) in Article 27 obliges the State Parties to provide in cases of need, material assistance and support programmes to families and children, particularly regarding to housing (Hannum, 1996).

The Habitat Agenda also provides a strong statement of global support for implementation of housing rights. The government is supposed to take progressive realisation of the right to adequate housing. According to ICESCR the right to adequate housing should not be interpreted in a narrow or restrictive sense which equates it to shelter provided by only have a roof over head or viewing shelter as a commodity. Adequate housing should be interpreted broadly, as the right to live somewhere in security, peace and dignity. However, the above statement does not imply that, the state should build the houses for each and every citizen; they must just provide access to adequate housing under particular circumstances. Even in case where resources are insufficient, the state must strive to ensure everyone enjoys the right to adequate housing (Hannum, 1996).

2.9 Apartheid and Urbanisation in South Africa

Urbanisation and building of shacks in South Africa dates back mid-1800s. The surge in urban population occurred during World War 11, when the black population of Johannesburg increased from 244,000 in 1939 to 4000,000 in 1946 (Setswe, 2010). Most of the houses built that time were informal housing due to war efforts. As a result there was in a proliferation of predominant black and unregulated unplanned settlements. However, this led to establishment of strict racial legislations, the Group Areas Act of 1950 and the Prevention of illegal Squatting Act of 1951. These new legislations saw forceful removal of over 3 million people dumping them in homelands and with over 700 000 people being left homeless. Year 1987, saw establishments of townships in urban areas which were designated for black Africans to live

Policies and legislations were enacted to bound the movement to cities and also choice of location was severed restricted and most people were forced to reside in homelands (Bakker et al; 2015). Cities were rationalised and townships in cities were developed to house a few black that worked in cities whilst the rests lived in cities outskirts. Not only movement was restricted, also legislations made it difficult for black South Africans to secure land rights which increased housing challenges to South African black majority. Racial segregation in urban areas was perpetuated by various legislations with acts such as Native (Black) Urban Areas No. 21 of 1923 and Land Act of 1913 (RSA, 1913) that helped in rationalising land and cities. Whites lived in low density close to socioeconomic opportunities with a “buffer zone” of fifteen to forty kilometres of low intensity land use separating race and this still perpetuates even after colonial era making land markets difficult to access for poor. Very little housing was provided for Africans, with difficult legal tenure requirements in urban areas being conditional on urban employment and on long leasehold or rental tenure. The city was mainly for the whites and few blacks that worked in cities, while the rest lived in homeland where there were few economic opportunities and under developed (Baker et al; 2015).

Despite policy efforts to control movement, 1970s witnesses another period of urban bound migration increasing informal settlement in cities that were usually built adjacent to peripheralised townships (Setswe, 2010). Even though South Africa gained independence in 1994 informal settlements still exists and there is also continuation of spatial segregation within the cities. People live in the legacy of apartheid and cities are becoming more fragmented. Various legislations were put in place to correct housing rationalization of housing which is

perpetuated by unaffordability of land markets and inequality of wages forcing the urban poor to live in townships and informal settlements that are difficult to access.

2.10 Housing Policy and Subsidy Programmes in South Africa

The advent of South Africa democracy also gave birth to spatial development policies, as a way to redress and mitigate apartheid effects and to establish more efficient, compact and sustainable human settlements (Musvoto et al, 2016). South Africa has a progressive legal and policy framework that governs the right to housing. According to the Constitution of South Africa 1994, everyone has the right to adequate housing and the state is required to take progressive measures and legislations within its available resources to realise the actualisation of housing for all. The government of South Africa have policies and government subsidised housing programme that aims to address apartheid segregation on housing catering for the poor and low income earners. In terms of this framework, the South Africa has managed to have tremendous achievements over years. However, due to increase in urbanisation and population growth, the right to access to adequate housing continue to be compromised.

The current Housing Policy in South Africa is the outcome of intense negotiation within the National Forum form 1992-1994 which was held at Botshabelo Free State now a heritage near Bloemfontein. The Forum was a multi-party, non-governmental negotiating body comprising business, the government labour movement, the community and political parties. According SACN (2014), the Summit introduced to approaches to housing development and delivery. The State had the responsibility of facilitating housing delivery while the private sector would identify land and constructing housing on behalf of housing seekers through subsidy assessment. The policy prioritised the needs of the marginalised, especially the poor and enhanced public participation in housing development and delivery.

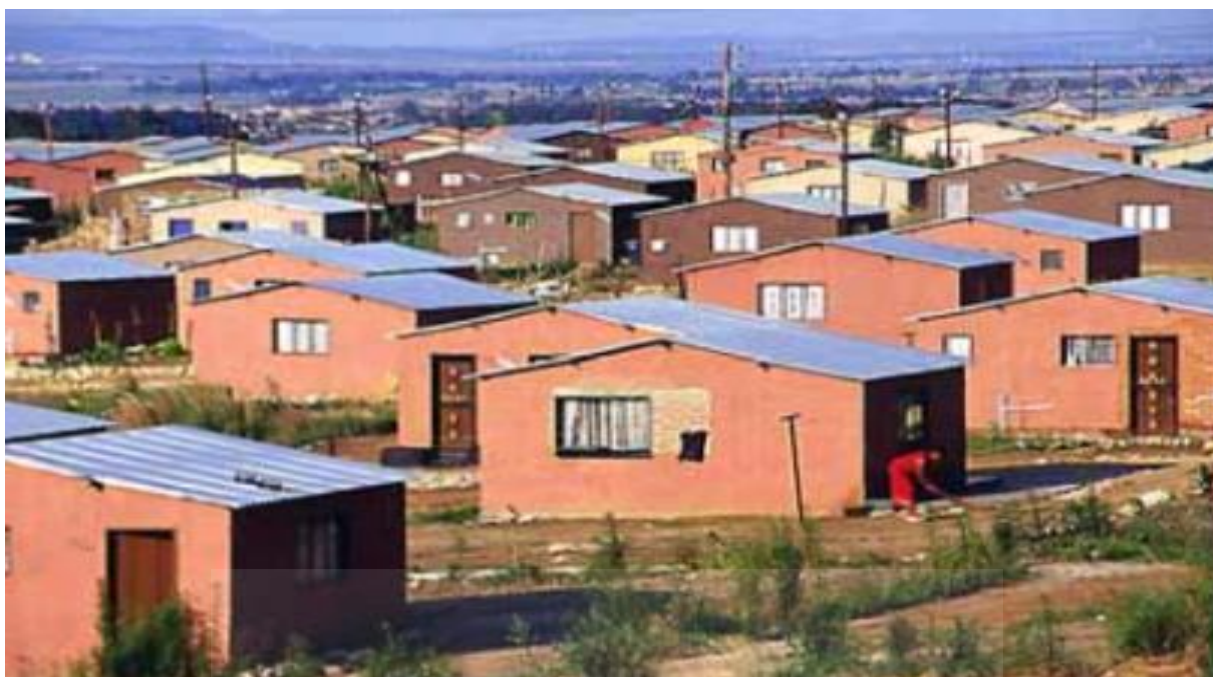


Figure 2. 7, RDP Housing in South Africa; Source: canoncollins.org.uk

The main policy document in South Africa is the White Paper on Housing of 1994 that aims to provide housing on equity basis for the poor households as well as various basic services such as water and sanitation. In response to the South African Constitutional requirements, various programmes in line with the Housing Act 1997 were put in place to ensure adequate housing provision for the urban poor which aimed to provide 1million housing in 5years (Jenkins, 1999). It acknowledged dysfunctional settlements that were inherited from apartheid era which led to issues of high rate of urbanisation (Musvoto, et al 2016). The Reconstruction and Development Programme (RDP Programme), was the main programme that was put rolling out households for the poor and beneficiaries are those people that earn less than 3 500rands including those without salary at all. The RDP houses were mainly criticized of their location and their building standards with 20-34m². They continued to segregate housing for the poor, since they were built in peripherals areas where it was inaccessible and lacked social amenities. This led to abandonment of these houses, people moving to informal settlements that are close to cities, towns and their working areas. RDP houses were also built without supporting economic opportunities which also perpetuated poverty.

Ten years after in 2004, another policy document was launched, the Breaking New Ground Policy document for Sustainable Human Settlement. This was after realisation socio economic changes and also realising the inability of the RDP Programme to address adequate and sustainable housing for all (Charlton and Kihato, 2006). This new programme was meant to

facilitate the development of Integrated Human Settlements, which are well located, close to economic opportunities and also that have supporting amenities and facilities. It also aimed to enhance social networks and social cohesion for the housed. The Breaking New Ground Housing can be viewed as the new and updated version of RDP Housing.

The BNG house follows the building blocks by National Housing Code of 2009, that requires a minimum gross floor area of 40m², at least two bedrooms, separate bathroom with a toilet, shower and hand basin; a combined, living area and kitchen with wash basin; and ready-board electrical installation where electricity supply is available. There are many principles that the BNG complies with such as providing social amenities and ancillary services like schools, clinics, recreational areas and commercial opportunities. The BNG also recognises integration of rental, subsidized and bonded housing. Examples of BNG Housing in South Africa include the Cosmo City in Johannesburg, N2 Gateway in Cape Town, Alexandra and Olievenhoutbosch both in Gauteng.



Figure 2. 8, Breaking New Ground (BNG) in South Africa; Source: insite.co.za

Breaking New Ground also known as Comprehensive Housing Plan is also being implemented through upgrading of informal settlements in every province (Lemanski, 2011). These projects uphold public participation, social and economic development. This goal of upgrading settlements is meant to improve the lives of those living in informality and also aligned to UN SDGs of improving lives of slum dwellers national wide. The BNG also focus on accelerating delivery of housing as a way or strategy of alleviating poverty, a job creation strategy, wealth

creation and empowerment strategy, economic growth leveraging strategy, enhancing social cohesion and for combating crime (Lemanski, 2011).

Social Housing Programme is also another BNG Programme which is being rolled out by accredited Social Housing Institutions which is a rental housing option. The programme affordable rental housing and also involves the private sector in addressing challenges of housing in South Africa. It is a programme that cater for both low income and middle income earners (those that earn at least 1 500 – 7 500 per month) and also caters for a range of people from single to families (Gibson, 2012). It excludes immediate ownership by occupiers and does allow collective ownership. All Social Housing also are required to adhere to principles of Housing Act Of 1997 and the Rental Act of 1999. Social housing also promotes restructuring, integration of economic, social and physical elements in their development and also promotes sustainable and viable projects that are well located, accessible and closer to economic opportunities.

2.11 Current State of Urbanisation in South Africa Townships

Despite the efforts of enduring adequate housing for all, the housing backlog in South Africa continue to increase because of high rate of urbanisation. According to Stats SA mid-year population estimates 2017, the population was estimated to be over 56,5million. StatsSA (2019), estimates that in 2017, 65, 85% of the total population now lives in urban centres in South Africa. Many of South Africa's urban population live in townships and informal settlements. Data provided by Stats 2016 survey estimates that number of living in informal settlements and low income housing are at least 79,2% which is a gradual increase comparing to 65,1% in 1991.

In South Africa, a township is defined as an underdeveloped segregated urban area, which from 19th century until end of apartheid mainly housed Africans, Indians and Coloureds. Townships are usually built in peripheral areas of towns and cities (May and Govender, 1998). Townships in South Africa are usually faced with various social problems such as high unemployment rates, high crime rate and violence. Most of residents living in South Africa Townships do not own land and houses are built illegally. Also most people built shacks in their back yards for renting out which is used a way of gaining income (source of income). These Shacks usually are rented out to the urban poor that migrate from various areas internally and externally in search of greener pastures.

However, most of the infrastructures in townships are in dire need of maintenance and rehabilitation since they are old at the same time too small to cater for the ever increasing populations. Infrastructure likes sewer network systems in townships suffers from overload leading to frequents bursts, blockages or surges, causing spillages. Townships also lack adequate public ablution facilities since most them are now malfunctioning because they are usually abused. The other challenge is that houses are densely packed which hinders access of sewage system networks and hinders effective maintenance. Some townships are also built in flood plains putting risk of flooding of people and properties that lives there. This also increases chances of people being infected by water borne diseases (May and Govender, 1998).



Figure 2. 9, A Water Pumps in South Africa Township; Source: en.wikipedia.org

There is usually water pumps connected in every section of the township. These pumps are publicly used for various endeavours including cooking despite their poor management. Most residents are also forced to go out to look for water in long distance areas if they are water problem. This also increases outbreaks of diseases like cholera, typhoid and dysentery. Electricity is also usually overloaded and it's usually illegally connected. This exposes residents to various dangers such and electrocutions.

The Table below shows internal migration of people at Gauteng. The table indicates that enamours number of people 8 598 962 (91%) born in GP still resides in the province. Less than 10% of GP born is spread throughout the country

Province of usual residence	Province of birth (Gauteng)	
	Numbers	%
Western Cape	154 615	1,6
Eastern Cape	71 718	0,8
Northern Cape	18 896	0,2
Free State	63 618	0,7
KZN	96 416	1,0
North West	196 038	2,1
Gauteng	8 598 962	90,8
Mpumalanga	167 102	1,8
Limpopo	104 171	1,1
Total	9 471 536	100,0
Source: StatSA		
Provincial Profile: Gauteng (Community Survey 2016)		

Table 2.3, Internal Migration in Gauteng in South Africa; Source: StatsSA, 2016

2.12 Conclusion

This chapter raised issues regarding how urbanisation impacts on housing backlog. It also helped to conceptualise urbanisation and housing. The chapter also highlighted how urbanisation affects housing provisioning and also highlighted various challenges that come as a result of urbanisation. Various international legislations concerning the right to adequate were also highlighted in this chapter.

CHAPTER 3: METHODOLOGY

3.1 Introduction

This chapter outlines the methods and procedures which were employed to assess effects of urbanization to housing effect in Johannesburg City, South Africa. The chapter spelled out the research approach and design, population, sample and sampling methods and research instruments that were used in this research.

3.2 Research Approach and Design

According to Mc Donald, 2002 research design is plan that addresses the research objectives. It also can be described as a plan or structure of an investigation used to obtain required evidence for answering questions. In this research, the survey research design was used which is a combination of both quantitative and qualitative methods to collect data from respondents. The research used collects descriptive and quantitative information. In other words, it can be termed a factual survey. Survey details the required procedures that are significant in solving a problem.

This kind of survey uses a small number of respondents taken from a big population collecting both qualitative and quantitative data. This enabled the research to be more effective by providing the researcher with a fuller understanding of impacts of urbanisation to housing backlog in Johannesburg. Hence, qualitative and quantitative data was produced in order to enhance validity and reliability of the findings. The qualitative method helped the researcher to clearly understand the sentiments and narratives of the residents of Johannesburg especially that lives in the backyards, informal settlements and the homeless. This also is used to acquire information about number of informal settlements in Johannesburg; the housing backlog and the challenges municipalities are facing in trying and behaviour to reduce this backlog. According to Collins (1999), qualitative methods that were used as part survey research helped to answer questions by looking at various social settings and various individuals, housing aspects and structures; and attitudes of residents.

3.3 Study Area and Population

The city of Johannesburg in Gauteng Province is one of the metropolitan cities of South Africa with largest population. The city is currently estimated to have a total population of 5million with density of 1 645km². The city accounts for 36% of the total population of Gauteng. It is the most advanced commercial city in Africa and is usually given a suede name “engine room”

of South Africa and regional economy. The city has world class infrastructure and very unique. For the past years, the city population have been growing and because the city attracts migrants from internally and externally looking for economic opportunities. The city's population pyramid shows that; it has a young population.

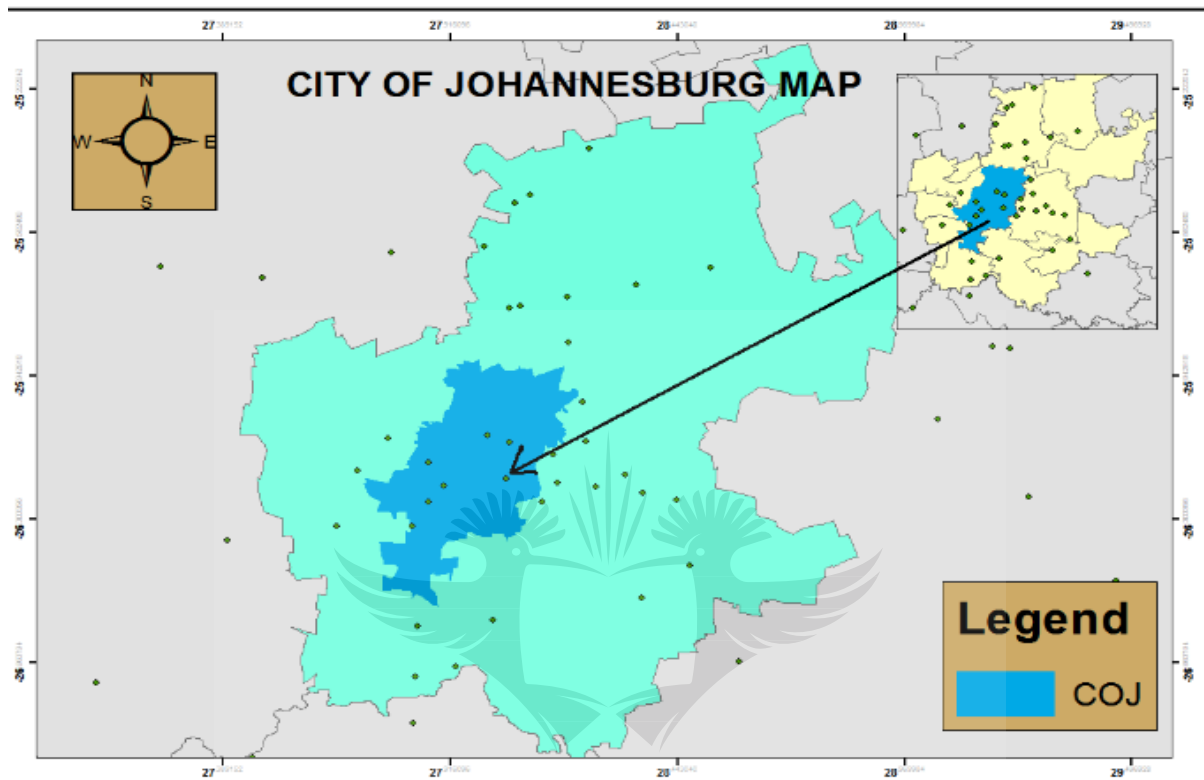


Figure 3.1 1, Map showing the Study Area

Johannesburg city is made up of various towns and townships such as Midrand, Alexandra, Randburg, Rooderpoort, Orange Farm, Soweto, Sandton, Diepkloof, Diepsloot, just to mention a few. The city is also a home of both poor and rich residents and refugees. There are also a large number of unplanned settlements, overcrowded hostels and non-regulated backyards. This is mainly caused by a large number of people that migrates to the city, which are estimated to be at least 3 000 a month (Municipal Demographics, 2018; City of Johannesburg). Below is the map showing Johannesburg City.

3.4 Sampling

Sampling is an action or process of taking samples of something for analysis. It is used in a predetermined number of observations that are taken from a larger population. It can also be used from a few selected items instead of the entire big number of units. There are two broad

methods of sampling that can be used for a research study which are non-random and random sampling.

3.4.1 Selection of the Study Area.

In this study, data was gathered in Johannesburg City specifically in Alexandra and Cosmo City. It was realised that, the chosen areas will bring the whole picture of problems on problems residents are facing due to housing backlog and solutions that were put in place to address challenges of housing in Johannesburg City. Alexandra as part of the research study was studied is characterised with poor housing quality (slum areas), informal settlements and many backyard shacks, housing is inadequate. Cosmo City is a Breaking New Ground development, hence it was also studied as part of solution of housing backlog by City of Johannesburg Data in Alexandra was collected on a household level using questionnaires while in Cosmo City data was mainly collected from secondary sources, though the researcher also did a drive through and some informal interviews within the area.

3.4.2 Sample Selection and Design

In this regard, both sampling methods were used. The cluster random sampling method was used as the best method to obtain data in Johannesburg at household level while the non-random sampling or judgemental was used to select key interviews and key informants. The researcher identified that, the cluster random sampling method yields more unbiased information from a big population like Johannesburg City. Cluster random sampling involved the identification of cluster participants representing the population and their inclusion in the group. The method is most well-known for its efficiency of sampling. The Alexandra population was divided into clusters since it is a big area, and data was collected from each cluster to represent the view point of the whole area.

Cluster sampling was used because it was most time efficient and cost-efficient probability for a large geographical area like Alexandra. The method also was very easy to use on the ground (practical view point). This method yielded more results from the representative sample. Therefore, 150 households were chosen using cluster random sampling in Alexandra since it was only the areas questionnaires were distributed while in Cosmo City information was mainly obtained using secondary data and key informants and interviews. However, the method also had various drawbacks like it required group level information to be known hence there was a though background on Alexandra.

3.5 Data Collection Tools

During the study, the researcher used various researching tools in order to obtain adequate data for the analysis. Both primary and secondary data were used for data collection. Tools include household questionnaires, guided interviews, field observations and archives.

Questionnaire

A questionnaire is a document containing questions designed to solicit information for analysis. Questionnaires were very significant in this research because they helped to collect data from a large number of people in Johannesburg City. Both closed and open ended questions were used and questions were devised in a manner that both qualitative and quantitative data could be obtained. Questionnaires were very vital in collecting data of challenge people face because of inadequate housing. Marcinowicz et al 2007, indicate that closed questions produce generally more positive replies, while more negative replies are given in open ended questions.

The researcher chose the questionnaires because they are cheap and reduces bias because people write whatever they feel is important and necessary without being shy unless when it's a face to face interview According to Lumsden 2007, questionnaires have several advantages, in terms of cost, speed, appearance, flexibility, functionality and usability. These are some of the advantages the researcher considered in choosing questionnaires as one of the data collection tools.

Interviews by Key Informants

Interviews were used going used in the research in order to identify the effects of urbanisation on housing in Johannesburg. Key informant interviews are qualitative in depth interviews with people who knows what is going on the community. It helps to collect information from a wide range of people, including community leaders, residents and professionals, having first-hand information and knowledge about the community. This is an essential method of obtaining information through face to face situation. Interviewing allowed the collection of information about the community. Interviews were in form of qualitative method hence qualitative data collected and it was done with various residents, councillors, employees and Human Settlements Departments.

Field Observations

Intense driving and walking was done during the field observations and the local authority allowed researcher to enter various informal settlements. Photographs of the settlements were taken and data analysed according to observation guide. This process was helpful in informing the design of data gathering tools to be used in both household survey and key informants interview as well sampling areas where the household survey questionnaires to be administered.

3.6 Data Organisation and Analysis

The data collected from households using questionnaire was entered in Microsoft excel for data organization. The software enhanced the researcher to create pie charts, bar graphs and tables considerably to produce raw data for data presentation. The exercise of analysing this kind of data was done through the use of simple descriptive statistics. Every response for each objective was analysed to establish its authenticity and supportive literature. The researcher analysed responses from questionnaire and interviews using different techniques. These techniques include content and comparative, and descriptive statistics from the responses given from the interviews and questionnaires.

Objective	Data Required to address the objective	From who?	Method or tools	Data Analysis Plan
1.To identify impacts of housing backlog in Johannesburg City	Number of informal settlements, backyard structure and slum dwellers in Johannesburg city	Municipality, local authorities, residents	Guided Interviews	Content Analysis, Comparative analysis, Document Analysis
2. To identify indicators of urbanisation in housing service provisioning in Johannesburg	Challenges faced by Johannesburg municipality and its residents in terms of adequate housing.	Local Authority, officials from Human Settlement Department	Guided Interviews, questionnaires	Content Analysis, Comparative analysis, Document Analysis,
3. To identify policies and programmes put in place to reduce housing backlog in Johannesburg City	Programmes currently running in Johannesburg city to reduce housing backlog. Effectiveness of these Programme	Local Authority, officials from Human Settlement Department	Interviews, Questionnaire, Field observations, Document analysis	Descriptive statistics, Content analysis,

Table 3.1: Research Design Matrix

3.7 Validity and Reliability

Validity is concerned with the significance of research methods. Carter and Porter (2000) define validity as a means that a tool measures what it sets out to measure. Therefore, in the study questionnaires, field observations and guided interviews were used to measure the relationship between the responds hence researcher was in a position to come up with a valid research. Reliability is consistency of measurement (Bollen 1989), or stability of measurement over a variety of conditions in which basically the same results should be obtained (Nunnally 1978). In this scenario the researcher measured the responses from local authority officials and local residents, if these responses were the same it indicates that the research was reliable.

3.8 Ethical Consideration

Ethical considerations, according to Murphy and Dingwall (2001) involve privacy, anonymity, autonomy and justice to be assured by the researcher to the research participants. The researcher informed the participants that the study is purely academic and explained to them how their responses will to be used. Privacy of the participants was considered, interviews were conducted in private and secure environment that was between the researcher and the participant. Furthermore, every respondent was notified the purpose of the study. In order to carry out the study Johannesburg City, a visit was made to the local authority's offices. The researcher first applied for permission from required authorities of City of Johannesburg for collecting data.

3.9 Schedule of the Study

Stage	Activity	Duration
1	Research Proposal	July 2018
2	Literature review	August 2018
3	Data Collection	September 2018
4	Data analysis and Interpretation	September –October 2018
5	Present theoretical framework	September 2018
6	Recommendations, Conclusion and research submission	November 2018

Table 3.2: Project timeline

3.10 Conclusion

In this chapter the research methodologies were used by the researcher was explained, also the researcher explained how the validity of the research findings must be maximized. Furthermore, the chapter made emphasis on the research instruments required in the study area and lastly the researcher explained how the data analysis procedure is going to be done after gathering the data.



CHAPTER 4: RESEARCH RESULTS

4.1 Introduction

The main aim of this study remained to assess the effects of urbanization on housing backlog in Johannesburg City. This chapter focused on presenting research findings, analyzing data that was gathered from household level, key informants, that is from local authorities, employees at Human Settlements Department and also from household level. Themes discussed include indicators of housing backlog, urbanization impacts to housing backlog and the BNG programme around Johannesburg City (particularly in Cosmo City) to reduce urbanization impacts on housing backlogs.

4.2 Household Demographic

A survey research was mainly done through questionnaires from various respondents to enquiry data on how urbanization impacts on housing backlogs. Data was collected at household level from Alexandra. There were 150 questionnaires that were distributed. Most respondents were females and out of 150 respondents, 96 (64%) were females and the remaining 54 (36%) were males. This could be attributed from the fact that many women are the ones mainly unemployed and mostly the ones responsible for upbringing of the children hence they spent most of their time at homes.

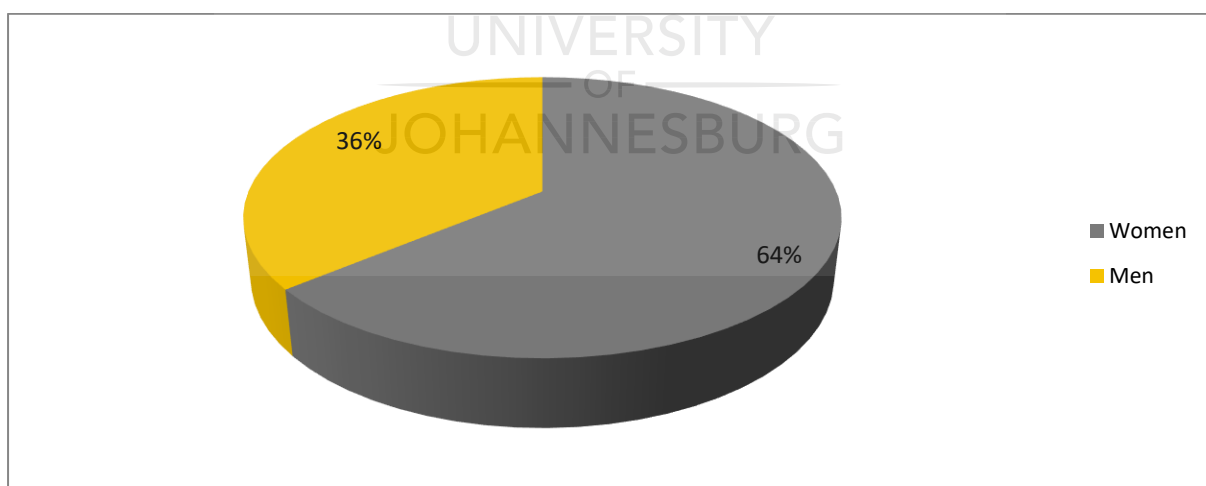


Figure 4. 1: Gender

Findings also indicated that 55 % of 30 years below. This also might be due that it is most youths that are mainly affected by economic challenges due to challenges of securing stable jobs leading to them to spent most of their times to homes. According to South Africa Stats, 2018, youth unemployment is not only unique to South Africa, it is a global phenomenon and

most youth are still vulnerable to in the labor market. Below is a figure showing age of respondents.

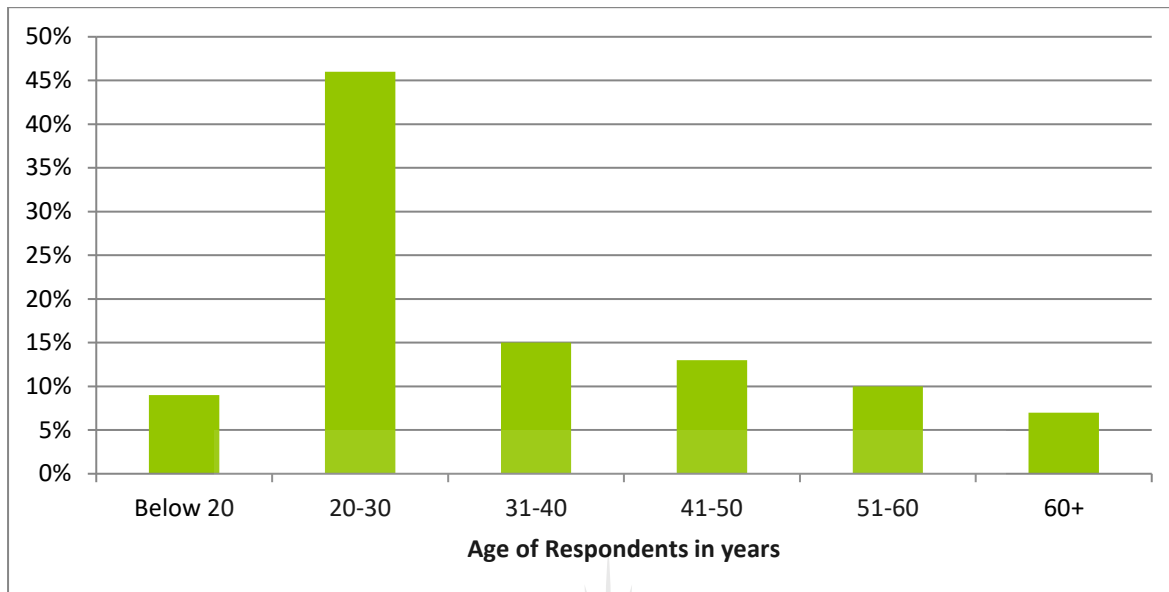


Figure 4. 2, Age of Respondents

The reasons why there was high respondent of youth respondents can also be attributed to migration, it youth that usually migrates to Johannesburg city in search of greener pastures and greater economic opportunities. When they fail to secure decent jobs they look for affordable housing or shelter which is usually in informal settlements. This might the reason why most of respondents are youth since they are the ones that mostly being impacted by housing challenges in the city since they do not have secure employment. The figure below shows level of education for respondents.

Level of Education	No of Respondents	Percentage of Respondents
Never Went to School	19	12,67%
Primary Unfinished	32	21,34%
Primary Finished	35	23,33%
Matric Unfinished	22	14,67%
Matric Finished	23	15,33%
Tertiary Unfinished	11	7,33%
Tertiary Finished	8	5,33%
Total	150	100%

Table 4.1, Level of Education

The majority of respondents (73%, from those that never went to school to those that did not finish their matric) have low levels of education and only a few have furthered their studies to tertiary levels. This might be because they did not have adequate finances to continue with their studies. Low levels of education also make this people prone to poverty and making them unable to afford standard living costs and decent housing since they cannot afford decent housing. If these people fail to get adequate support from the central government in terms of adequate housing, they are forced to seek shelter through informality means. Hence, the high levels of low levels of education in informal settlements. The figure below shows the working status of the respondents.

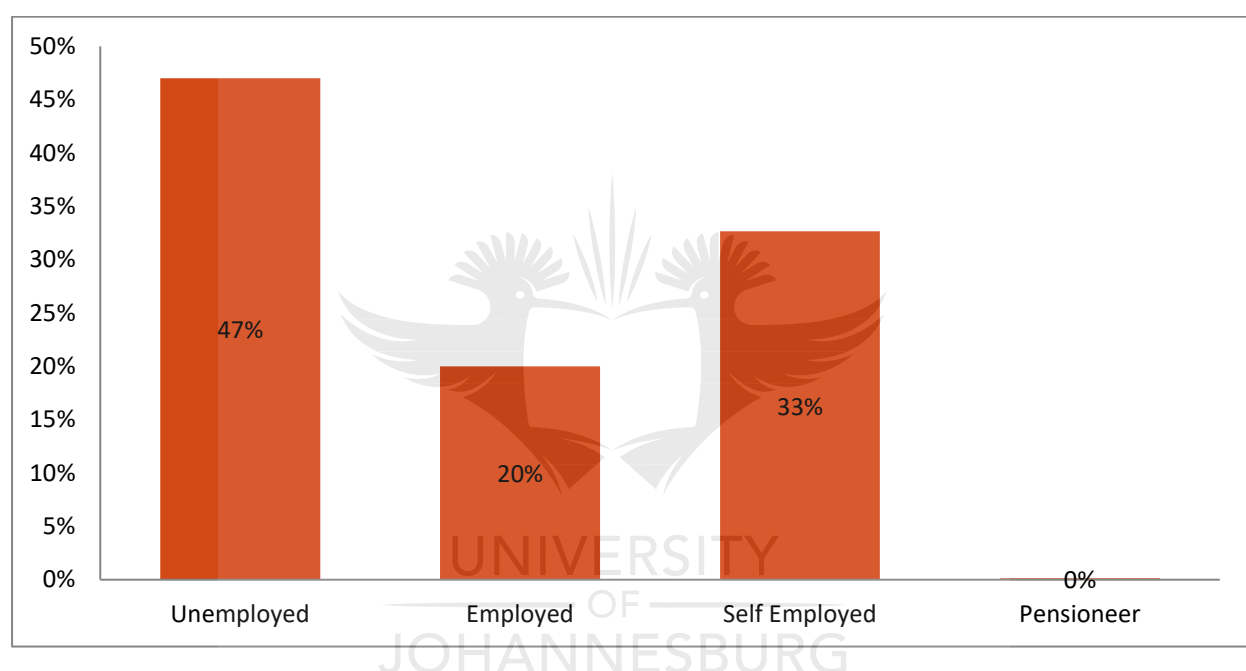


Figure 4. 3, Working Status

Large number respondents (47%) were unemployed, which is almost half of respondents, followed by those that are self-employed that accounted 33% of total respondents. This might be because of low levels the respondents have, hence they cannot get formal employment in the formal sector and they turn to informal employment. This also explains why most of these respondents tend to seek shelter slum areas because they will be looking for areas where they cannot pay rents or where the rents are affordable compared to formal housing which usually cost more than what they can afford.

4.3 Originality of Respondents

Among 149 respondents that answered on originality 133 respondents which accounts 89% responded that they migrated from various areas around South Africa (internal migration)

including from around Gauteng, which is the province where Johannesburg city is in. Various reasons were given by these respondents in why they decided to migrate to Alexandra and Cosmo city, among these reasons was the need to search for economic opportunities which Johannesburg City offers. Areas where respondents migrated from include Free State, Limpopo, Mpumalanga, Eastern Cape, Northern Cape and KwaZulu Natal (as indicated in the figure below) such that they can improve their living standards and also can fend for their families that they left behind. According to Sovani 1964, urbanization is as a result of rural migrants being pushed from the countryside by push factor and in turn pulled to cities by various pull factors. This might conclude why most respondents migrated from various areas to come and settle in Alexandra, Johannesburg City (see figure below).

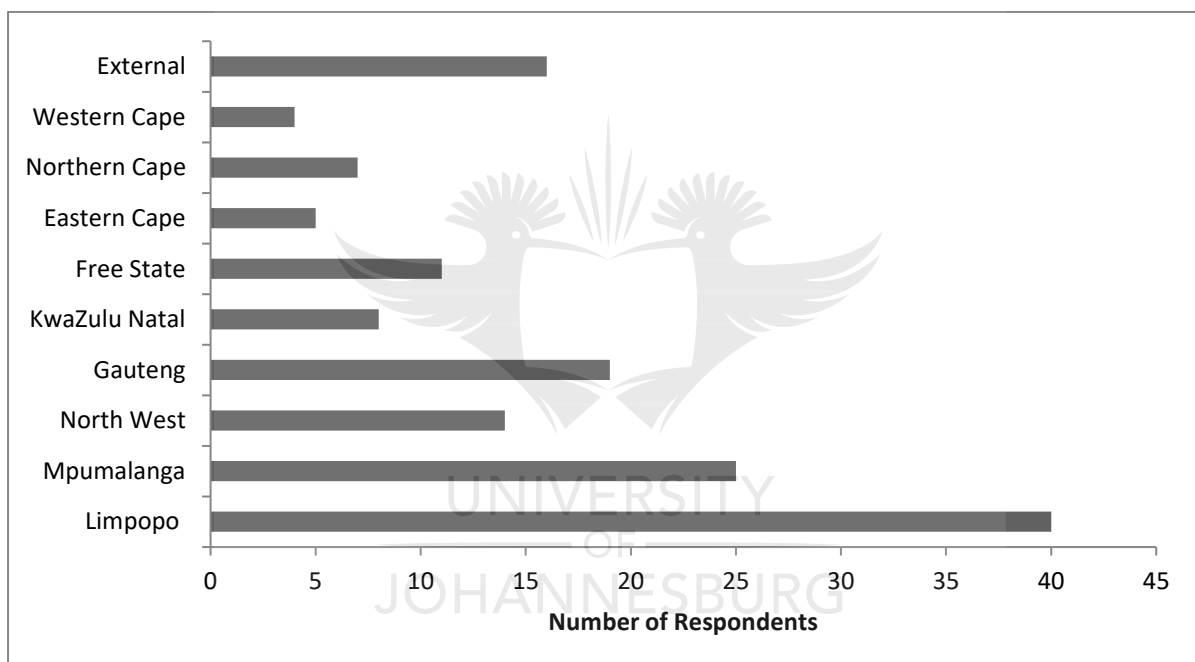


Figure 4. 4, Areas of Origin

There were 16 respondents (11%) that also indicated that indicated they migrated from nearby countries. People migrate from various countries to Johannesburg because of the hope for the better future, however due to lack of employment opportunities; the hopes are shattered and end up settling in the informal settlement. Also, since housing opportunities especially low income housing or government assisted housing are granted to South African nationalities or those with permanent residence permits, the externalities end up settling in informal settlements in the backyards shacks that they rent from illegal landlords since it will be much affordable. According to one key interviewee noted that *“Alex is a mix of different ethnic groups, races and culture that diverged in one place due to housing challenges. However, because of the*

challenges that we have been facing such as lack of adequate services, this increased our social ties and we only see each other as one big happy family”.

4.4 Impacts of Urbanisation on Housing Provisioning

Urbanisation has many effects on the city structure; increasing population has to be accommodated in the city, so problems of slums, haphazard developments on the fringe are observed (Ibrahim et al, 2018). There is always an upsurge and conglomeration of people in informal areas with the resultant effects on housing growth arising from high urbanization and acute unemployment. Due to failure of obtaining or securing decent jobs respondents were forced to seek shelter in informal settlements and slum areas. The figure below shows the reasons that were given by respondents that forced them to shelter in informal settlements.

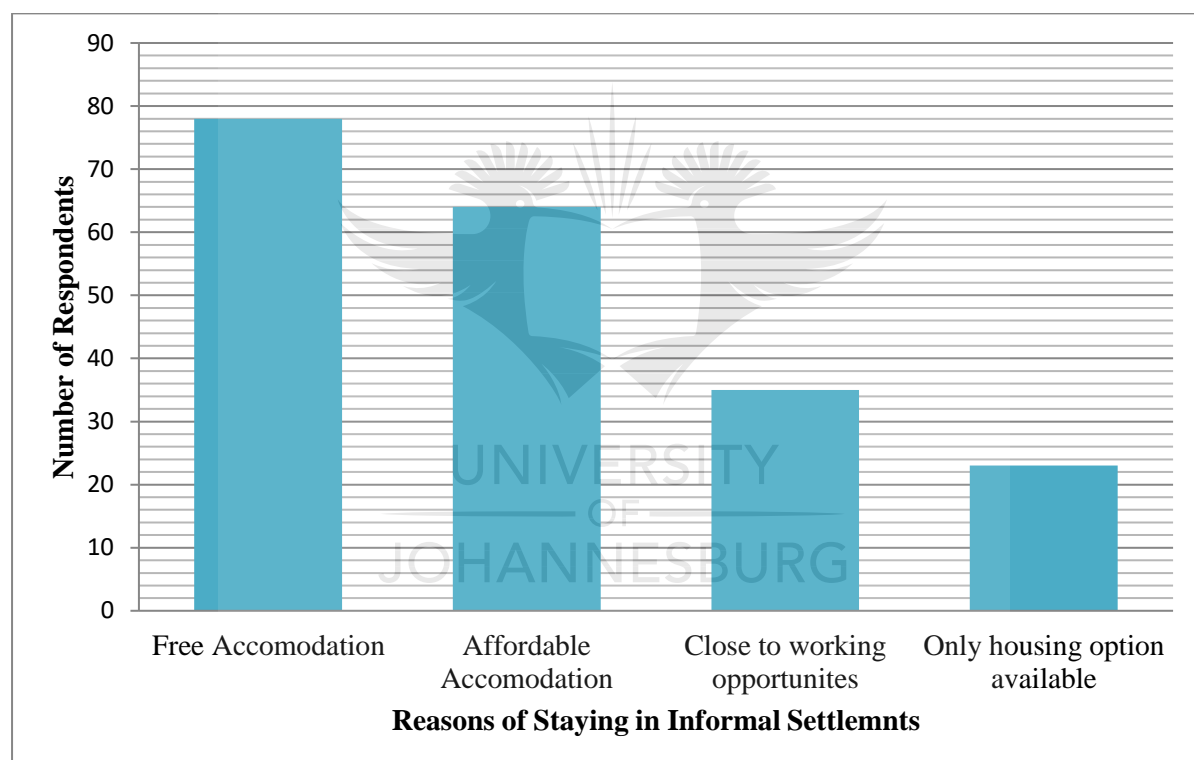


Figure 4. 5, Reasons for staying in informal settlements

As indicated above it was mainly because people are in need of free accommodation since they cannot afford to pay rentals in decent areas. Some of respondents also indicated reasons of affordability, proximity to working places and others as they only housing option they have.

4.5 Years in informality

Findings indicate that a bigger number of respondents (62%) have been living in slum conditions for over ten years now. This shows the magnitude of how urbanization has impacted

on housing leading to failure of municipality to adequately provide housing for residents. As numbers continue to grow the capacity of the municipality is continued to be constrained increasing housing backlog in city of Johannesburg. As indicated in figure they are also people that have recently been forced to join those in slum conditions in informality which also might be due to challenges of adequate housing in city of Johannesburg. The figure below shows years in which respondents indicated that they have been facing housing challenges and have been forced to live as slum dwellers in unwelcoming conditions.

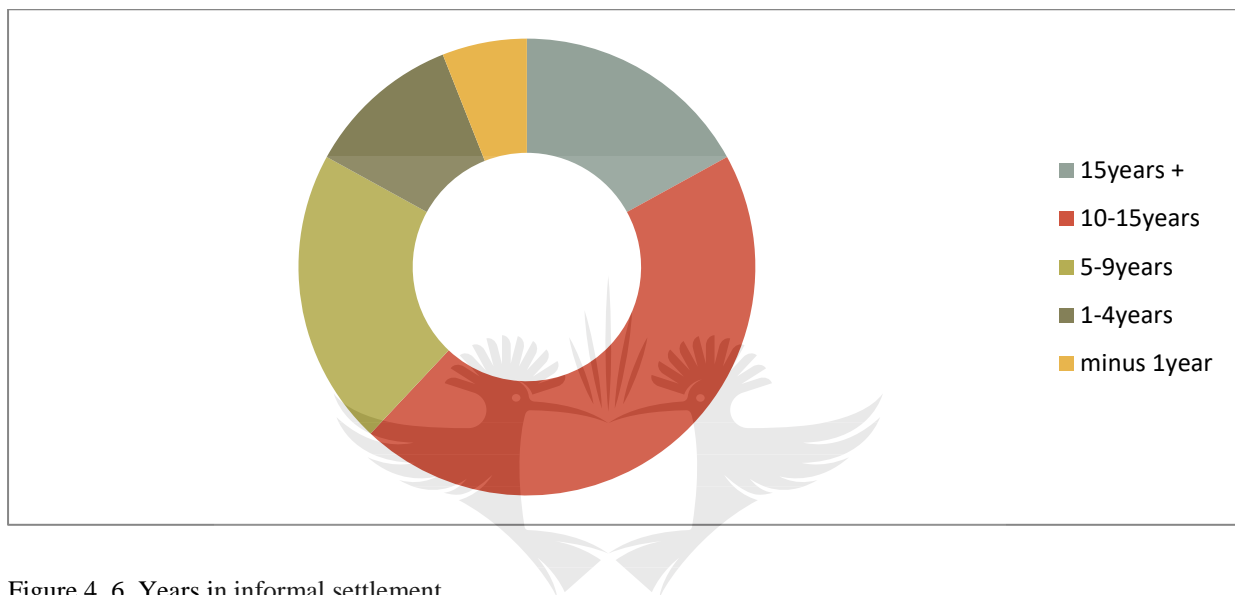


Figure 4. 6, Years in informal settlement

According to one key informant he noted that,

“I have been staying in informality for over 15 years and have been experiencing various devastating conditions of people getting sick due lack of toilets and waste collections. Even if we try to turn to government for proper housing they only give us empty promises and we are also tired such that we have learnt from the past years that Alex as it is, is our home and nowhere else because many can’t afford to buy proper housing.”

Many informants also noted that drugs, robbery and killings are very common in the area though people are forced to continue to live in such devastating conditions because they do not have other housing options

4.6 Years in Housing Waiting List

Despite millions of government assisted housing that are given to low income families in South Africa most people are still on the waiting list and this list continues to increase. Eighty-three respondents (55% of total respondents) indicated that indicated that they are on housing waiting

list. The housing programme that is meant to help households that earn less R3 500 has done little to reduce the number of housing backlog in Johannesburg due to rapid urban growth mainly caused by urbanisation. Also, there have been a lot that there is a lot of duplication being done on beneficiaries due to poor databases hence perpetuating housing backlogs. Below is a figure showing the number of years' respondents have been on the waiting list without any lucky.

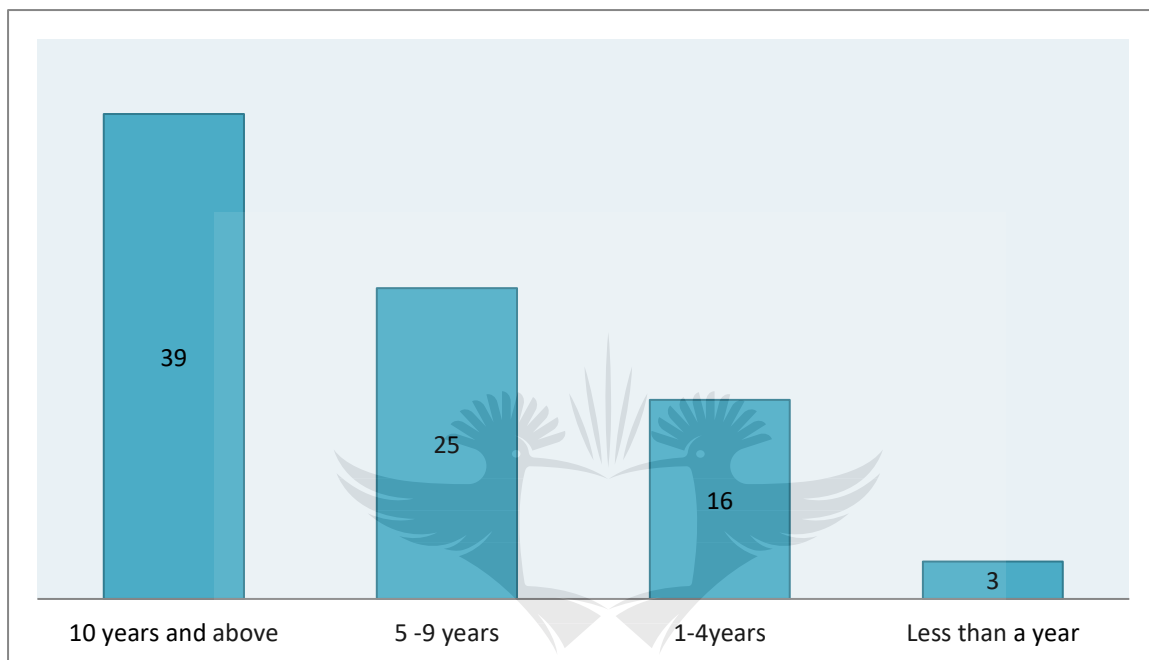


Figure 4. 7, Number of years on waiting list by respondents

Due to failure of obtaining affordable housing, people end up turning to affordable housing which they usually only get in informal settlements. Thirty-nine respondents out of eighty-three that responded that they are on housing waiting list under Johannesburg City have over ten years while their housing needs have not yet been fulfilled. Also, the diagram above shows that people are still registering for government assisted housing simply because they cannot afford housing costs.

4.7 Indicators of Housing Backlog

4.7.1 Materials used to build structures in these settlements

In the research area, the researcher observed that they are temporary houses which are called shacks. These shacks are self- built with materials they get from scrap yard since they cannot afford new materials. Also 78% of respondents indicated that most of their structures are self-made with no single assistance from the municipality or central government. However, a few

indicate that the got family assistance to extract their structure such that they can build these informal structures they live in. The assistances they got from their relatives includes money to by zinc sheets for roofing, money to buy scrap wood and manual labor assistance to build these structures The majority indicated that they are living in temporary shelters are built by temporary materials such as scrap wood, zinc sheets and cardboard boxes. The informal settlements are closed packed to each other. The figure below shows housing structures found in Alexandra.



Figure 4. 8, Some materials used to build shacks in Alexandra

This is extreme dangerous especially in times when there is a fire outbreak. It can leads to deaths of people and destruction of properties living many homeless since the fire can also spread quickly due to the nature of materials used to build their structures. One key interview, noted that, the community have been watching bad conditions where one many loses their properties from fire and shacks being burnt leaving many people homeless. Below is a figure showing most common materials used to build houses in informal settlements in Alexandra.

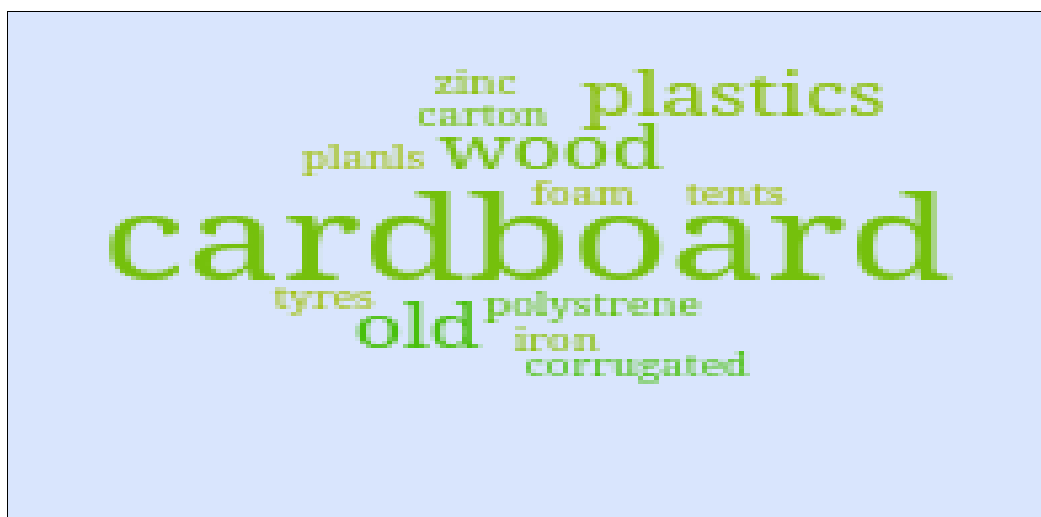


Figure 4. 9, Other common materials of building shacks in Alexandra

4.7.2 Access of basic services by respondents

Basic services and infrastructures make the totality of adequate housing and also can be used to measure poverty levels. Just like in any informal statement around South Africa, there are still challenges in Alexandra when it comes to basic services such as sanitation (toilets and refusal collection) and access to portable water. Sanitation is very significant to a society since it contributes directly and indirectly to the community, if people are not sick they can work and improve development of their society and community as a whole. However, the study area falls short of that. Below is a diagram showing access to basic services for people within the study area.

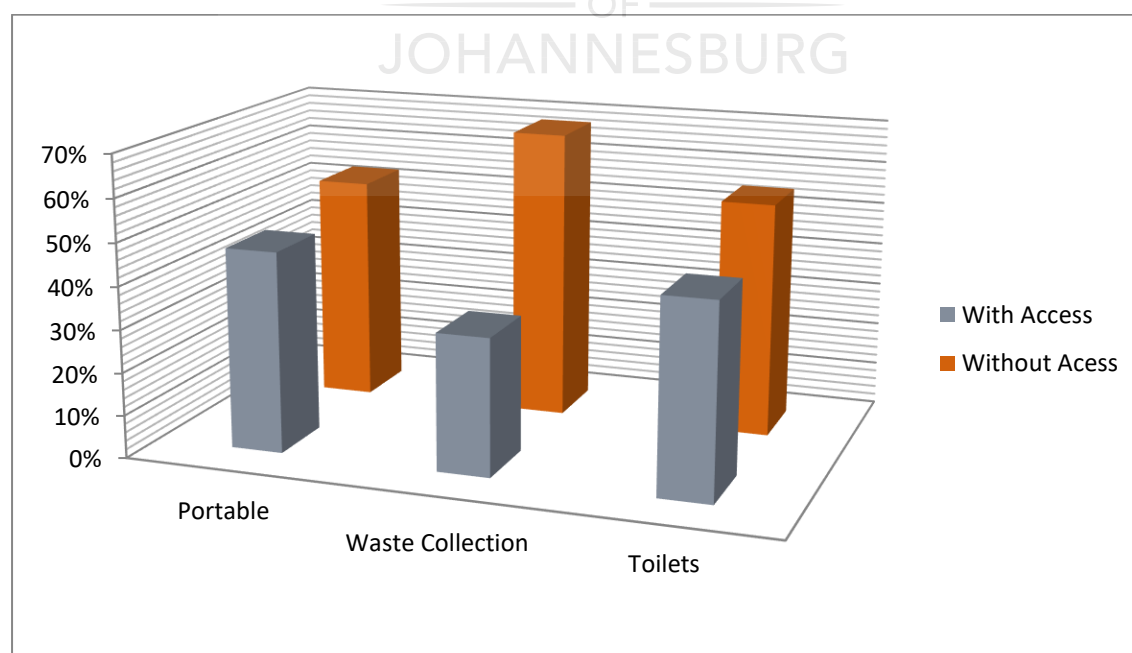


Figure 4. 10, Access of Basic Services by respondents

About the respondents at household level in the study area, 68% indicated that they are without access to refuse collection, 53% indicating they do not have access to portable water and 55% indicated that they do not have sanitation. This also goes against the Universal Human rights that call everyone to have access to adequate dignified housing that has access to sanitation and portable water. In Alexandra, there is high reliance of water from the Jukskei River. According to one key informant, she noted that

“Even though the municipality has tried to provide tanks for water on central points, people continue to use water from Jukskei River because of the proximity of the river especially those that are in flood lines.”

The researcher observed that, water from this river is highly polluted and it's like water from the toilet yet it was reported by key interviews that some people even consume that water which have side effects to human health and sustainable development. Most communal taps and tanks in central areas of their settlements have also been reported malfunction and out of water forcing residents turn to unsecure sources of water near their settlements such as streams with unsafe water. Malfunctioning of communal taps is caused by too much pressure they get from thousand people that are forced to share these few taps. Also there is no proper management of these communal taps and communal tanks making them prone to vandalism and theft by members of the informal settlements that go and sell them to get cash for drugs and alcohol.

In addition, there are closely built dwellings that make refuse removal collection difficult and sanitation facilities inadequate. These waste water effects water quality of the Jukskei River since waste end up being washed in the river which these residents also use it water for various domestic purposes. The picture below shows how structures are closely packed making it difficult to provide services by the municipality.



Figure 4. 11, Housing units in Alexandra

There is also poor sanitation within the settlements due to limited toilets. Toilets bursts every time without anyone to repair or maintain them because of too much pressure (see figure below). This compromises the health of people leading to outbreak of diseases such as cholera and typhoid which compromises economic growth. Due to shortages of toilets people are forced to practice open defecation which also have side effects of to health.



Figure 4. 12, Poor Sanitation in Alexandra

4.8 BNG Housing a solution to Housing in Cosmo City

Secondary data was collected from various journals and articles to get information on BG Housing in Cosmo city as a solution to housing. Also, the researcher did a drive through in the area so as to adequately observe the area such as to have a fuller understating of what various authors have written about the city.

Under BNG, socioeconomic integration is facilitated through inclusion of social and economic infrastructure, which includes community halls, playgrounds, recreational areas, sports grounds, etc. (Mlungu, 2013). Cosmo City was bones out of an urgent need to create accommodation. It is seen as the most influence on the construction of the Breaking New Ground and also as a turning point in housing delivery. Basil Read Developers (2010) describes Cosmo City initiative as a need to redress challenges of informal settlements by accommodation the informal settler of Riverbend and Zevenfontein which were illegally occupying privately owned land that is about 25km North West of Johannesburg Central Business District.

Cosmo City was an informal settlement, which was transformed into integrated human settlements (Ruiters, 2009). It is a well located development that has access to existing infrastructures. There are various housing typologies in Cosmo City that come for all income levels (mix income housing. It includes rental stock housing, fully subsidized housing and credit linked housing. There are also social facilities and other supporting services linked to Cosmo City development such as churches, recreational areas, playgrounds, taxi ranks, schools, clinics and malls. Below is showing location of Cosmo city.

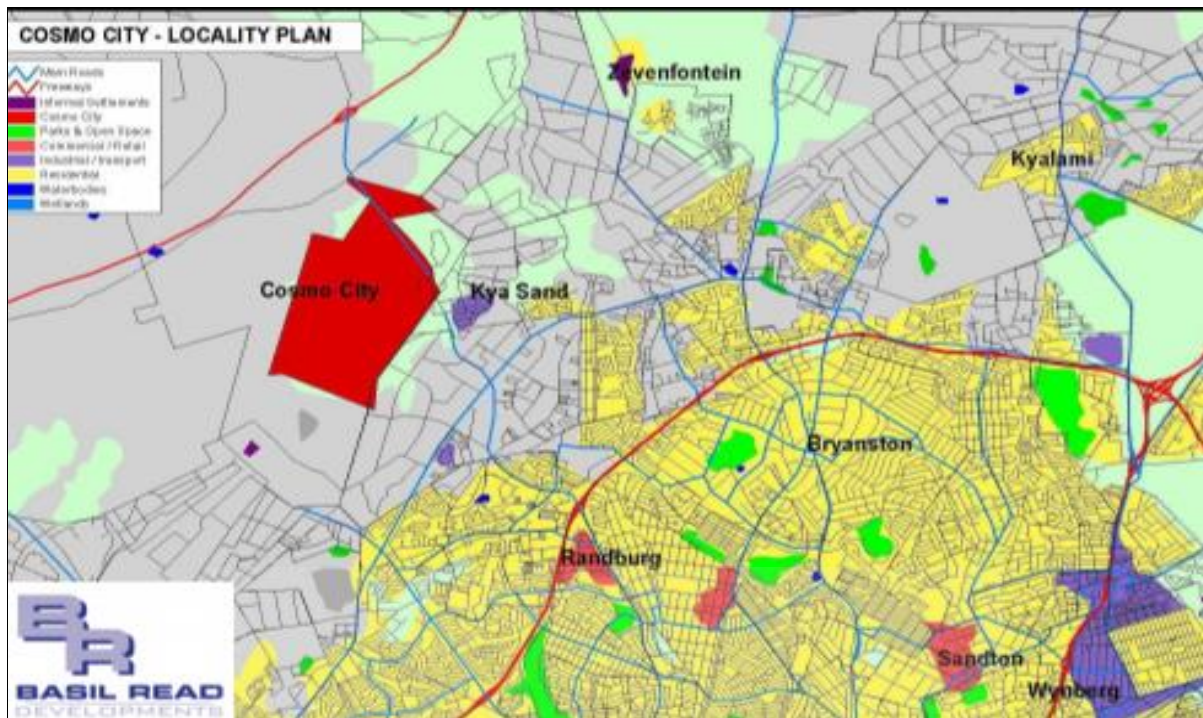


Figure 4. 13, Cosmo City Location Plan

The city consists of over 12 000 Units with mixed housing typologies, 12 schools, three shopping malls, health facilities, 43 recreational parks, a library, many churches, a cemetery, a community centre with a hall. This creates a totality of a community that is sustainable, liveable and dignified to the residents of Cosmo City. There are four types of housing typologies which are

- 5 000 fully subsidized units, with a gross floor area of 32 square meters in size on plots of 250 square meters;
- 3 000 partially subsidized units of about 60 square meters in size;
- 3 3000 fully bonded houses sold on open market;
- 1 000 apartments to rent

4.8.1 Advantages of Cosmo city as BNG Housing

Onatu (2010) acknowledges that mixed income housing developments has higher sustainability and has also a high potential to alleviate poverty for low income households. The Cosmo City development helped in providing decent home for many, where people of different incomes can mix and live together. This increased interaction between different income groups sharing economic and employment opportunities. According to Onatu, (2010) also postulates that, mixed income housing has the ability to address broader socioeconomic inequalities over a

long term. The Cosmo City development also helped in improving median incomes through labour participation. According to one key interviewee;

Subsidized housing has helped to accommodate people who have been living in informal settlements with poor living conditions that were without access to portable water and sanitation. Cosmo city has created a decent life for them.

The researcher also observed that there is also good infrastructure such as roads that improves accessibility of the area enhancing its economic opportunities and improving the area's sustainability. Commercial and industrial sites available near the city improves the Cosmo city's sustainability.

4.9 Conclusion

This chapter dealt with presentation and analysis of data. The results show that, there is high back log of housing in Johannesburg City due to urbanisations. People migrate from various provinces in search of economic opportunities such as job employment and better living standards. However this causes pressure on infrastructure such as housing and supporting infrastructure such as sewer and water. Most people turn to poor living conditions in slum areas in unplanned informal settlements where they are devastating living conditions. The chapter also discussed about the Cosmo City BNG programme under Johannesburg city which was done as a means to cater for housing shortages in Johannesburg City. The next chapter is the Discussion Chapter, discussing challenges of urbanisation in whole city of Johannesburg.

CHAPTER 5: DISCUSSION CHAPTER

5.1 Introduction

Chapter 5 is a discussion chapter that discusses challenges of housing backlog caused by urbanization in the whole Johannesburg City. An overview of Johannesburg City population and the reasons behind the city population growth (urbanization) were highlighted in this chapter. The chapter also discussed the magnitude of housing backlog as shown by number of informal settlements in whole city. Programmes, policies and plan by CoJ were also discussed as well as challenges being encountered by Johannesburg City in trying to reduce housing backlog were also discussed. The chapter also gave indicators of inadequate housing by giving an overview on access of basic services by the residents of Johannesburg City.

5.2 Overview of Johannesburg City Population

In 2016, the City of Johannesburg Metropolitan Municipality estimated that Johannesburg city population was over 4, 9 million and the Greater Johannesburg Metropolitan area has a population of 8million, unofficially. The city of Johannesburg population is estimated to account to almost 9% of the whole population of South Africa. The city population density is also estimated to be 3 003.2 people per square kilometre and this population spread over a total surface area of 334,81km² (Community Survey, 2016). The city population is also estimated to be over 5, 5million by 2019. The figure below is showing Johannesburg City Population Density.

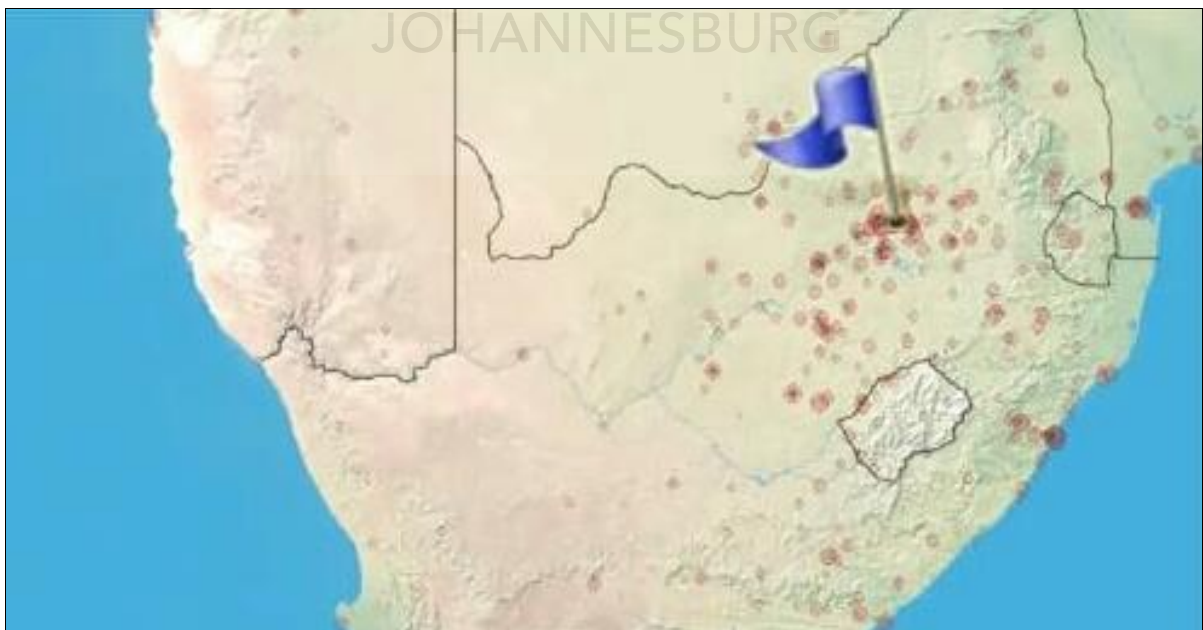


Figure 5. 1 Johannesburg City Population Density Map; Source. Population. City/South-Africa

Around late 1980s, the main reasons behind the city of Johannesburg are urbanisation due to gold which was discovered in 1986, drawing people internally and externally. However, recently growths for Johannesburg City have been mainly perpetuated by industrialisation and various economic opportunities the city offers. The United Nations (1995) estimated that the city had a population of 1,8million in 1995 and this population is also expected to grow by 6, 5% by 2040. The table below shows the Johannesburg population data from 2005 to 2025 and its growth rate.

Year	Population	Growth Rate (%)	Growth
2005	3 623 048	3,53%	577 507
2010	4 249 354	3,24%	626 306
2015	4 984 804	3,24%	735 450
2019	5 635 127	3,11%	650 323
2020	5 782 747	2,62%	147 620
2025	6 444 575	2,19%	661 828

Table 5.1; Johannesburg Population Data (Urban Area); Source: worldpopulationreview.com

5.3 Household Dynamics in whole Johannesburg City

In 2016, the city of Johannesburg estimated to have 1 853 371 households with an average household size of 2, 7 compared to 2011 when they were only 1 434 856 households. Below is a figure showing formal dwellings and housing in City of Johannesburg.

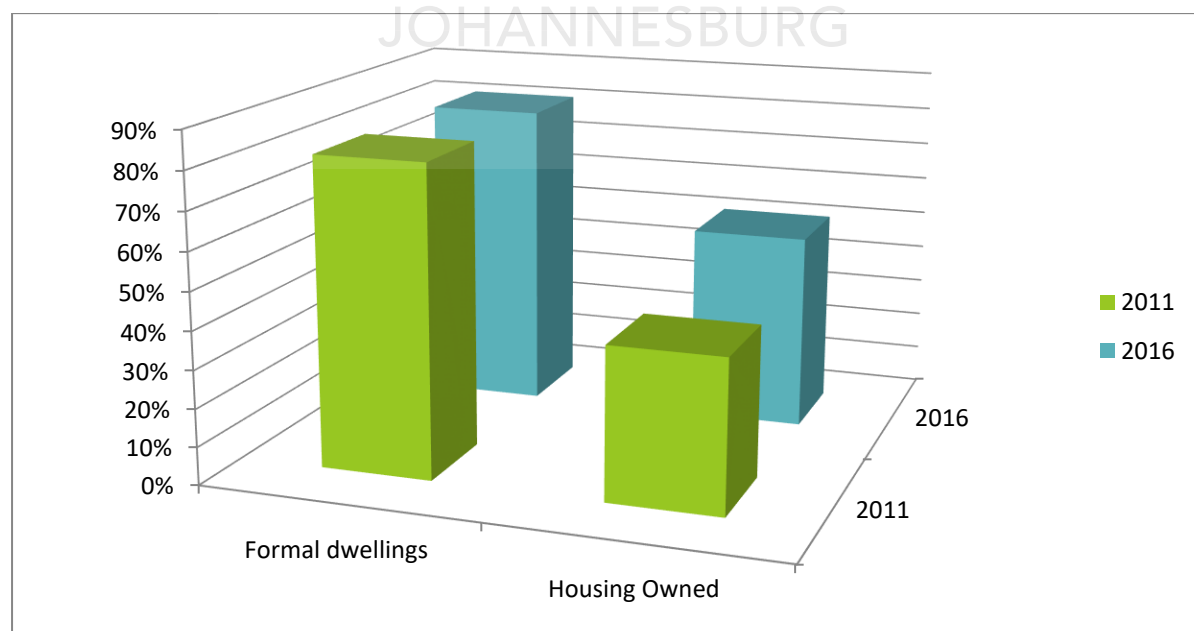


Figure 5. 2 Formal Dwellings and Housing Owned in City of Johannesburg

Despite the increase in population growth since 2011, there is no much increase in number of people that owns houses in the city of Johannesburg. This might imply that most people in city of Johannesburg are living in rented apartments which might be because of shortage of housing in city of Johannesburg (Huron, 2015). Similarly, there is no much increase in the number of formal dwellings despite the increase, which also might mean most people of households, this also implies that most of the population in the city of Johannesburg are living in informal dwelling which includes temporary structures that might be backyards shacks or informal settlements were they have sheltered also in temporary structures. Table below summarises each of dwellings types in 2001 and 2016 in Gauteng

Dwelling Type	Definition	Count 2001	Count 2016	Change
Formal	<i>Freehold formal houses</i>	1 190 167	1 647 686	38%
Informal	<i>Any informal housing structure</i>	395 449	598 406	51%
Backyard	<i>Any backyard informal or formal used for housing</i>	266 929	813 224	205%
Transitional	<i>Housing structure that are difficult to classify as either formal or informal</i>	161 963	148 753	-8%

Table 5.2: Dwelling classifications and overall growth; Source: GeoTerraImage, 2016

The City of Johannesburg's growth as part of Gauteng Province has been mainly perpetuated by on-going urbanisation and endogenous household growth generating a tremendous demand for housing. Many suburban homes also in Johannesburg have backyard cottages though they are not classified as backyards dwellings in the databases. In Johannesburg city, it is estimated that there are more than 320 000 backyard rental units in Johannesburg. These backyards offer rental accommodation units to the poorest of the poor and an income to landlords.

5.4 Invaded Buildings/ Hostels

Another source of housing in Johannesburg are hijacked or stolen buildings. These are usually abandoned buildings or poor managed buildings that were illegally seized from their original owner. In 2010, the City Press reported that they were over 400 buildings in the City that have been systematically stolen from their owner and were managed by so called communities (Bradlow, 2010). The rentals are forcefully taken by those hijackers, but little is done on proper management of these buildings. The building though usually affordable, they have poor

sanitation and lacks adequate services such as proper maintenance, electricity and access to portable water

5.5 Distribution of informal settlements in Johannesburg City

South Africa has over 2 million houses backlog despite that for the past two decades the government have already delivered over 3million subsidized housing units. The challenge to deliver is as a result of limited available and well-located land, infrastructure constraints and delays in establishment of township processes. This has increased the magnitude of informal settlements in all provinces of South Africa including Gauteng which has over 600 informal settlements. These informal settlements are built without the consent of the municipality. In Greater Johannesburg City there are a total of 451 informal settlements and there are also 155 informal settlements in Johannesburg city only which shows a severe shortage of housing. Tissington (2011) noted that over 200 000 households were living in informal settlements in Johannesburg City alone.

The growing housing deficit, coupled with persistent increase in the number of people trapped in shacks under very precarious and life situations in Johannesburg have increased since 1994. According to key informants, these settlements are unplanned and being built randomly and haphazardly since there are no plans being used by these slum dwellers. Most of these settlements are built in areas that are prone to various dangers. For example, there are informal settlements being established on Dolomite soils that are prone sinking (sink holes) leading which endangers lives, source of livelihoods and properties. Below is a figure showing informal settlements distribution in Greater Johannesburg City.

Municipality	Number of Informal Settlements
City of Johannesburg MM	155
Sedibeng District	66
Westrand	115
Ekurhuleni	115
TOTAL	451

Table 5.3; Distribution of Informal Settlements in Johannesburg City: Source Aurecon; 2017

5.6 Household Services in Johannesburg City

Housing to be denied as adequate, it is not only confined to physical structures. There is need for various infrastructures and social amenities that leads to totality of housing. These basic

infrastructures are but not limited to sewer pipes, roads, portable water, schools, recreational facilities and toilets. These infrastructures and social amenities are very significant to growth of a community or society which also leads to development of a city. Below is a diagram showing household services in Johannesburg in 2016 and 2011 by Co J municipality.

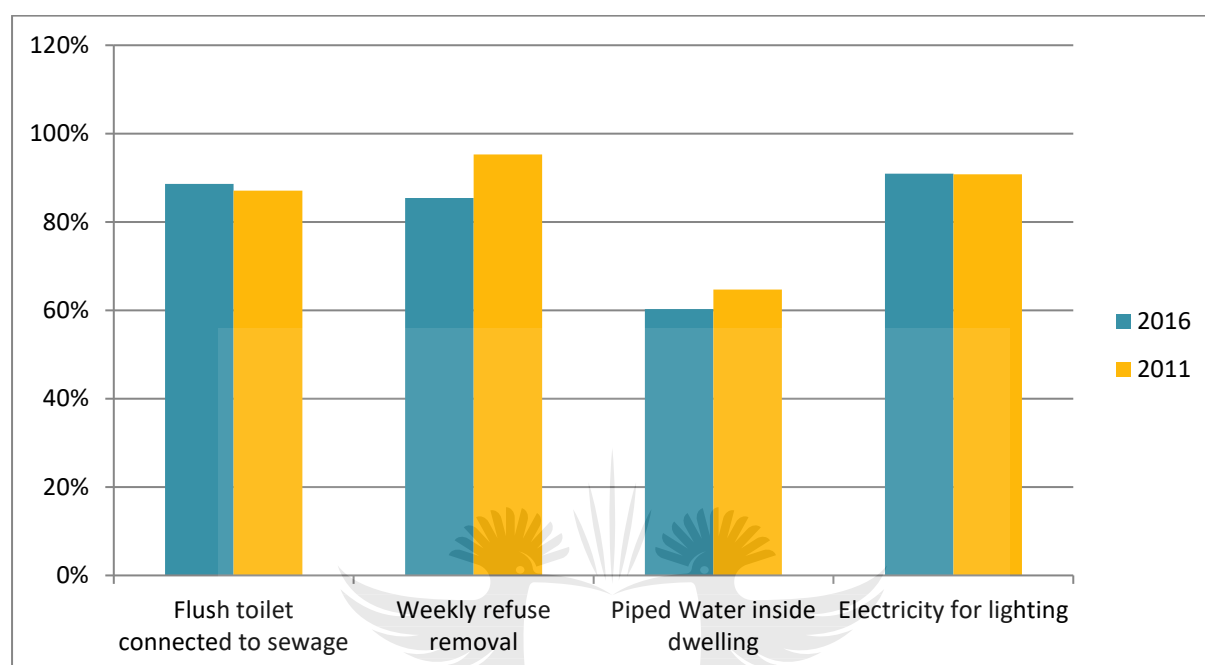


Figure 5. 3, Household Services in Johannesburg City

Most residents in Johannesburg city are connected to sewage, electric and also have access to electricity for lighting. However, there is still a huge gap when it comes to piped water inside the house. Most people are still not having access to portable water and rely on community water. This water might be located in various central places in community areas and is used by everyone in the community. This mainly happens in extended townships and informal settlements where upgrading has been done and services being put in central areas for accessibility of everyone. This is also a huge evidence to show challenge of adequate housing in the city of Johannesburg.

5.7 Housing Legislative and Policy Framework

At the national level, the provision of adequate housing (by extension slum upgrading) has been firmly backed up by several pieces of legislations (for some legislation see figure below). The Constitution of South Africa 1996, is one of the most progressive legislation in guaranteeing socio-economic rights of everyone in relation to adequate housing (Tissington, 2011). The Housing Act and revised Housing Code are also important pieces of legislation that helps in addressing housing backlog in South Africa.

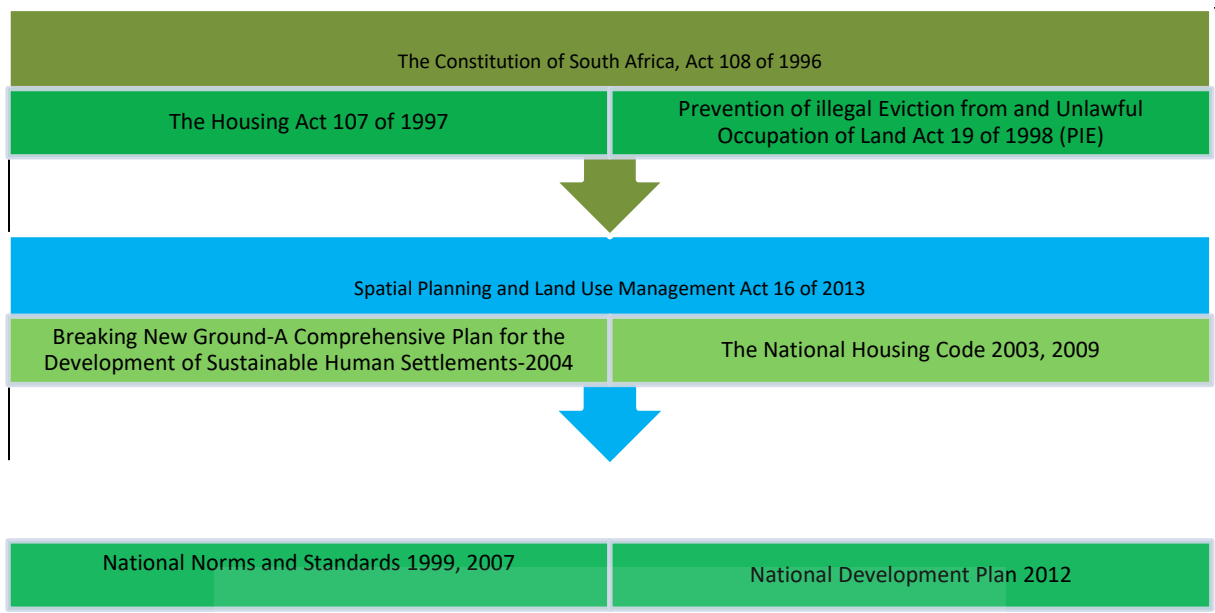


Figure 5. 4; Legislative and Policy Framework

5.7.1 The White Paper on Housing 1994

The White Paper on Housing was adopted by the African National Congress (ANC) government in 1994. It sought to

...create viable, integrated settlements where households could access opportunities, infrastructure and services...

The main aim of the 1994 White Paper was to secure an upward adjustment in the national housing budget to 5%, in order a sustained housing increase. It aimed to achieve five million houses in 5years. Several housing programmes have been implemented over years in pursuit of this landmark policy document

5.7.2 The Breaking New Ground (BNG)

The BNG is a policy document was introduced to facilitate development of Integrated Human Settlements. The Upgrading of Informal Settlements Programme is also part of the Breaking New Ground. It places informal settlement upgrading as part of efforts to deliver adequate housing for the poor. The policy sought to achieve the following specific objectives.

- Accelerate the delivery of housing as a strategy for poverty alleviation
- Utilising housing provisioning as a major strategy of job creation
- Leverage growth in the economy

- Combating crime, promoting social cohesion and improving living standards for the poor
- Utilising housing as a tool for development of sustainable human settlements

5.8 The COJ 2030 Spatial Development Framework (SDF, 2030)

The COJ 2030 Spatial Development Framework (SDF, 2030), Approved September 2016) sets out the City's Development trajectory and area of prioritisation. The Framework seeks to address five major issues in Johannesburg's spatial and social landscape. The SDF seeks to address the spatial inequalities and job-housing mismatch, urban sprawl and fragmentation, exclusion and disconnection, increasing pressure on natural environment and inefficient residential densities and use patterns

5.9. Inner city Housing Strategy and Implementation Plan in Johannesburg City

The strategy and implementation plan flows from the inner city vision in the Inner City Road map which envisages the Inner City as a place of opportunity; a well governed, transformed, safe, clean and sustainable inner City of Johannesburg that offers high quality and sustainable services. The strategy and the plan maps key challenges that hinder the Johannesburg inner city to be a vibrant housing market that works for poor and the challenges include poverty and stressed built form. The aim of this housing implementation strategy is to make the Inner City housing market work better for the poor. It addresses the dysfunctional market and aims to redress the challenges of the underperforming housing supply for the lowest income. The strategy also pays attention to other levels of housing market, to ensure their improvement and continued functioning.

The plan emphasizes of a supply driven approach, in manner that meets housing demand for the inner city residents. According to this strategy, it recognises the need of accommodation by the poorest that are residing in the inner city. It aims also to address the challenges of those poor living in high risk conditions (NASHO, 2013). The strategy acknowledges different market forces and a changed urban form by tackling bad buildings directly, this includes those building that are deteriorating, overcrowded and degraded. The city of Johannesburg aims to improve living standards, preserving law and order as well as enhancing safety. The strategy is meant to alleviate any harms to people physically, for instance to the health of the housed. The strategy is also aimed to establish economic and social basis for sustained settlements by

ensuring adequate infrastructure and social amenities to support the lives of the residents. The housing strategy for the Johannesburg Inner City focus on the following key areas:

- a. Providing Critical Need Accommodation
- b. Private Sector Delivery enhancement
- c. Densification of Inner City suburbs
- d. Dealing with High Risk buildings
- e. Emergency Services to critical buildings
- f. Ownership Facilitation
- g. Growth of Subsidized rental stock

Following Figure shows the Overview of Inner City Housing Programme in Johannesburg

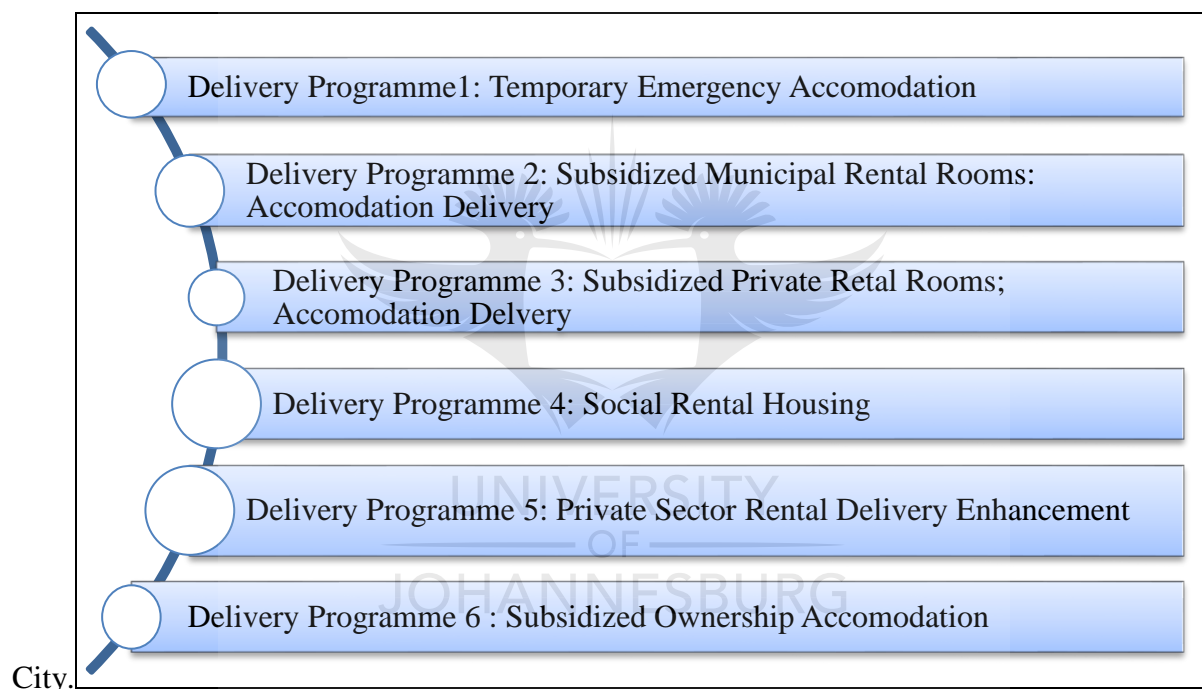


Figure 5. 5, Overview of Inner City Housing in Johannesburg: Delivery Programmes

Overall estimates is that there are 16,133 (low scenario) and 30 084 (High scenario) households in Johannesburg inner city that are at risk, living in overcrowded and poor conditions. The figure below shows areas in inner Johannesburg that are the most overcrowded according to COJ Rates Database 2013/13.

Area	Households	Units	% Overcrowded
Braamfontein, Hilbrow and IC Core	12 031	7 451	161%
Berea	14 386	5 430	265%
Bellevue and Bellevue East	5 532	1 558	355%
Bartrams	6 189	1 000	619%
Total	43 334	17 505	248%

Table 5.4, Overcrowded areas in Johannesburg; Source CoJ Rates Database 2012/13,

Inner City Housing Implementation Plan

- It is a proposed housing strategy and implementation plan for Johannesburg Inner City for year 2014 to 2022.
- 30 000 Households in Risk – provision of rental accommodation of 1000 or less a month
- Short to medium need of 30 000 units of accommodation
- 6 Delivery Programmes
- 7 Facilitation programmes

The table below shows the ICHIP Delivery Targets (2016- 2022)

Financial Year	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Number of Accommodation Units	2 100	2 100	2 100	1 600	1 600	9 500
Number of People Assisted	8 130	8 130	8 130	5 630	5 630	35 650

Table 5.5: ICHIP Delivery Targets (2016- 2022)

5.10. Upgrading Informal Settlement Programme (UISP)

Regardless of the rise of slum dwellers in South Africa, informal settlements received little focus in the national policy until almost ten years after the introduction of post- apartheid government's housing programme (Charlton, 2006). The Upgrading Informal Settlement Programme (UISP) offers grants to accredited municipalities to undertake sustainable housing development projects with the aim to improve the conditions of those urban poor living in informal settlements. Over the years, government policies have generally shifted from positions where informal settlements were prohibited and subsequently bulldozed, to the current

understanding and acceptance of informal settlements as part of the larger process of urbanisation, economic improvement and spatial evolution. Informal settlements upgrade focuses on service improvements in water supply, storm drainage, sewers, ablutionary facilities, streets and footpaths, public facilities, housing finance, and less often on housing itself.

In Johannesburg, the upgrading/ formalization of informal settlements remains the key to housing delivery and helps to reduce the current backlogs in demand. There are various UISP programmes being done by City of Johannesburg city to reduce housing backlog and to improve living conditions of slum dwellers. Overwhelming evidence also suggests that, a well-administered upgrading has a huge contribution to socio-economic well-being of the poor in every society. Upgrading of Informal settlements in Johannesburg City are mainly in-situ upgrading (on-site upgrading) rather than relocation. This is so as to lessen disruption of livelihoods of the communities. According to Fieuw (2011), relocations usually worsen conditions of slum dwellers, by disrupting their fragile community networks and livelihood strategies. Through its informal upgrading strategy, the city has undertaken critical intervention, securing the tenure of households in informal settlements before formal transfer of land ownership takes place. According to Rust 2012, this also a strategy to mobilize finance since micro lenders and pension-backed housing lenders usually feels at risk of unsecured lending.

5.11 Inclusionary Housing Policy

Inclusionary housing programme is housing that requires private developers to let a certain percentage of new housing developments to low income and low-middle income households at an affordable price.

It requires that a minimum of twenty percent of dwelling units developed must include inclusionary housing. According to the policy, the inclusionary housing units must be built on the same site with the same area or township as the remaining housing units. These inclusionary units must include:

- A private bathroom;
- At least 7m² of habitable space per person (and measure no less than 15m²);
- Have same outward appearance as other residential units and

- Share common spaces and facilities as well as access thereto.

The main aim of the inclusion housing policy is deracialise and integrated human settlements. It also aimed to increase the supply of affordable housing and to foster upward mobility and enable housing opportunities in well-located urban areas for isolated households in peri-urban areas.

5.12 Challenges faced by City of Johannesburg in trying to reduce housing backlog

4.12.1 Lack of Capacity

Challenges of perpetuating housing backlogs in City of Johannesburg have mainly been hindered by lack of capacity in municipalities around the city of Johannesburg. Most of the departments lack critical skills and knowledge that are crucial to deal with challenges of housing backlog. This also has been worsened by tenders for UISP that are being awarded to incompetent people without adequate capacity. Various UISP had been reported to have incompetent contractors that have also inadequate capacity.

4.12.2 Material Resources Constraint

Another challenge, facing the city of Johannesburg is lack of adequate financial and material resources. Shortage of material resources affects effective service delivery and delays project implementations in some municipalities. Funds are usually delayed both to be approved and release which hinders various projects related to reducing housing backlogs.

4.12.3 Lack of Access of Land for Upgrading

Ordinarily, upgrading under UISP is supposed to be done onsite (in-situ upgrading). However, in city of Johannesburg some of informal settlements are being relocated. This is usually due to lack of suitability of the existing land for upgrading or political gentrifying the inner cities. In city of Johannesburg, there has been reported relocation of informal settler to peripheral areas of the city. This is mainly due a highly skewed distribution of land all over South Africa that favors the reach in the expense of the poor leaving them with a small portion of land mainly in city's outskirts.

5. 13. Conclusion

The chapter gave an overview of Johannesburg City housing backlog due to population. There is acute housing shortages in Johannesburg which have been shown by the magnitude of informal settlements in the area, number of backyard shacks and number of slum dwellers in the inner city. Various programmes and strategies that were put in place to reduce housing backlog were also discussed in this chapter



CHAPTER 6: SUMMARY AND RECOMMENDATIONS

6.1 Introduction

This chapter presents a summary and conclusion of the research's findings. The chapter also provides policy implications and recommendations obtained from the findings. Limitations of the study and areas for further research were discussed in the last section of the chapter.

6.2 Brief Summary of the Research Project

Urbanisation is one of the buzz words for the twenty-first century which is increasingly being acknowledged. For the past year urbanization has increased tremendously. In developing world urbanization is estimated to have increased by 60 percent for the past 5 decades. This is putting pressure on the ability of the municipalities to address challenges of housing causing increase in housing backlogs. Most people migrate from rural areas to urban areas due to various push and pull factors such as poor living standards in rural areas and increased economic opportunities in urban areas.

Johannesburg city one of major cities in South Africa, is one facing challenges of housing due to increase increased rate of urbanization. Most people in Johannesburg lives in informal settlements, slum areas and backyard structures with unwelcoming conditions. Previous studies have been undertaken and have mainly focused on challenges of housing backlogs, policies and strategies. This research therefore focused on impacts or effects of urbanization to housing backlog in Johannesburg City so as to propose solutions to reduce housing backlogs and urbanization. The research is very important because housing is a human right recognized by Universal Declaration of Human Rights 1994, hence everyone must have access to it. Housing is also linked to economic development

The research also involved literature review that helped to conceptualize housing and urbanization as well as giving drivers that leads to urbanization. Various theories of urbanization were also discussed such as concentric zone theory. The literature review also discussed housing provisioning at international perspective and housing challenges in mega cities such as Mumbai, Rio de Jenairo and Nigeria. It also reviewed policies at national level and various legislations that are important in addressing housing challenges in South Africa.

The research also involved the methodology chapter, the study area and the study population. Primary and secondary methods were used for data collection which includes interview,

questionnaires, journal, books and articles. The research also used probability and non-probability sampling method for selecting respondents.

6.3 Summary of Main Findings

The following conclusions were suggested basing on the main findings of the study:

- The findings also revealed that, urbanization has impacted negatively on housing backlog in Johannesburg city. This has been indicated in the magnitude of people without adequate housing, living in devastating conditions. As the city population grows the housing challenges continue to grow and the number of those without adequate housing continues to increase. The City is heavily characterized by slum dwellers and informal settlements that lives in shacks made of temporary material such as scrap wood, zinc sheet and card board boxes.
- People have migrated from various areas in different provinces internally such as Free State, Mpumalanga, Limpopo, North West and surrounding areas of Gauteng. Migration and urbanization in Johannesburg have mainly been perpetuated by economic opportunities the city offers. Most people come to seek for employment opportunities and better living conditions.
- There are a total of 155 informal settlements in Johannesburg city and over 500 000 people living in informal settlements and slum areas. Ongoing urbanization have been put a tremendous demand for housing.
- Also most slum dwellers live in hijacked buildings that were abandoned or stolen from the rightful owners. According to City Press 2010, there were over 400 buildings in Johannesburg city that have been stolen systematically from their rightful owners. The buildings are used as rented accommodation to the poor of the poorest and the lack adequate maintenance.
- Slum dwellers also have no adequate access to sanitation, portable water and refusal collections. Most of them rely on unsecure water sources such as streams in surrounding areas and open shallow wells. Also, some areas rely on communal toilets and these toilets lack adequate sanitation due to ineffective management. Some dwellers in slum areas also, practice open defecation due to lack of adequate sanitation. There is also no proper refusal collection in slum areas which is a sign of adequate housing in Johannesburg City.
- Various legislatives and policies frameworks have been put in place so as to reduce impacts of urbanization on housing backlog in city of Johannesburg.

- Upgrading of informal settlements is one of the programmes that have been put in place to reduce impact of urbanization on housing backlog. It is meant to improve living conditions of the slum dwellers in informal settlements. It focuses on service improvements in water supply, storm drainage, sewers, ablutionary facilities, streets and footpaths and housing finance. There are two main ways which are being implemented in upgrading of informal settlements which are in situ upgrading and relocations. In situ upgrading is the mainly recommended in Johannesburg City so as to ensure a minimum disruption of livelihoods. However, relocation are being considered especially in areas where in situ is not possible
- The city is also moving towards inner city regeneration so as to ensure affordable accommodation to the urban poor.
- The city also has launched inclusionary housing that is also mixed income housing such that the urban poor get accommodation in well-located areas.

6.4 Recommendations on negative impacts of urbanization to housing

6.4.1 Re-blocking of informal Settlements

The municipality need to consider upgrading of informal settlements in Alexandra City. Findings indicate that 62% of those interviewed are living under informality. The municipality must ensure that these people are resettled formally. This can be done through in-situ upgrading, which onsite is upgrading, where residents do not need to be moved but the areas there are only have to be upgraded. This form of upgrade includes, providing residents with proper services such as sanitation, water, schools, health facilities and electricity. Also, this kind of upgrading can include providing street names, house and grading of roads. This will also help in monitoring the number of settlements that are available. In areas where in situ upgrading is not possible, the municipality must consider relocating these people. However, these relocations must not be done randomly, proper inventories must be done.

6.4.2. Re-spacing and destroying of shacks that are closely built to each other.

The municipality need to consider re-spacing of shacks that are nearly built to each other. This will reduce risks of fires spreading if there is an outbreak of fires. In areas where upgrading have not yet started, re-spacing can be a good temporary step to reduce fires and improving hygiene while waiting for long term developments of relocking.

6.4.3 Self- Help community programmes

Findings indicate that houses most dwellers live in are self-made and made of temporary structures. The city must consider starting community self-help programmes such as brick moulding using gravel such localities can build their own houses using self-made bricks. This can be an advantage to those that cannot afford cement and those households that are children headed since they will be able to get help from other community members. This also can reduce dependency syndrome (where communities await for the central government to do everything for them) from community members.

6.4.4 Rural Development as a way to reduce rural urban migration

Findings indicated that urbanisations have much impact to housing shortages. In Chapter 4, most respondents indicated that they have migrated both internally and externally, from Mpumalanga, Limpopo, North- West, among other areas creating pressure to the capability of the municipality to provide adequate housing to resident of Johannesburg city, particularly in Alexandra. This has led to an increase informal settlements and backyard shacks within the area. Hence, the government need to ensure that they also concentrate on developing rural areas such as to reduce rural-urban migration. If rural areas have equal growth as urban areas, it means income and economic opportunities increases in rural areas and reduces rate of rural-urban migration.

6.4.5 Housing with services and facilities

Adequate housing requires more than structures, it also involves access to services such as toilets, waste collection services and water. The municipality need to monitor accessibility if basic services such as waste collection and portable water accessibility by everyone. Findings indicate that Alexandra fall sort of such services, residents turning to unsafe drinking sources. The municipality need to ensure that adequate communal taps and toilets are adequately provided to resident and managing hygienic practices on these services. Hygienic practices are crucial to reduce outbreak of diseases such as cholera and typhoid.

6.4.6 Controlling of unplanned settlements

The city need to have an updated database of how many informal settlements and informally settled households they have. This can help in monitoring and controlling of further

mushrooming of informal settlements. Laws that govern mushrooming of these informal settlements must be enforced and people must be fully aware of these laws.

6.5 Research Limitations and Suggestions

The limitation was of acquiring data. Data was very scarce since they were not enough quantitative data that really showed the recent figures and exact numbers of housing backlogs and number of informal dweller and number of informal settlements. However, to overcome this challenges various figures from were compared so as to improve the authenticity of these figures. Also data was collected from various departments which helped to come up with reliable data.

6.6 Conclusion

To sum up the above mentioned conclusion emerging from this research is that, unlike in the past, urbanization has impacted negatively on housing backlog and housing service provisioning in Johannesburg City. Housing challenges continue to grow, increasing the number of slum dwellers. However, in order to reduce impact of urbanization on housing in Johannesburg, there is need to ensure that more resources are allocated to housing departments. There is also need to ensure comprehensive development for rural areas to minimize majority such that migration and urbanization is reduced. Development from the bottom is very crucial such that rural areas do not feel the need to go to urban areas to secure livelihoods which in turn increases housing demand in cities.

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QUESTIONNAIRE

Household Survey Interview Schedule

Effects of Urbanisation on Housing Backlog Johannesburg City

To The Respondent:

My name is Phemy Lekalakala, doing Masters of Sustainable Urban Planning and Development at University of Johannesburg, South Africa. I am doing an academic research on the *Effects of Urbanisation on Housing Backlog Johannesburg City*. The study is a pre-requisite of the department for the completion of a Masters Degree in Sustainable Urban Planning and Development. You have been randomly selected as a participant in the for this study research.

This is a consent form, that seeks permission from you participate in this research. You are not forced, to participate and can do it willingly. Wherever you don't understand, please explain and I will explain to you. If you feel you can't continue in participate you are allowed to withdraw. The information that will be collected will solely be used for academic purposes and is confidential and anonymous.

Informed Consent

Name of Respondents.....

I understand the information about the study and have understood the explanation of it given to me verbally. I understand what will be required of me if I take part.

I agree to take this part.

Signature/Mark.....

Date.....

1. Household Demographics

1.1 Gender

☐ Female

☐ Male

1.2 Age

☐ Below 20years

☐ 20-30 years

☐ 31-40years

☐ 41-50years

☐ 50years and above

1.3 Marital Status

☐ Married

☐ Single

☐ Divorced

☐ Separated

1.4 Level of Education

☐ Never Went to School

☐ Primary Unfinished

☐ Primary Finished

☐ Secondary Unfinished

☐ Secondary Finished

☐ Tertiary Unfinished



☐ Tertiary Finished

1.5 Working Status

☐ Schooling

☐ Employed

☐ Unemployed

☐ Self Employed

☐ Pensioner

2. Origins Questions

2.1 Are you originally from Johannesburg City?

☐ Yes

☐ No

2.2 If No, do you come from internally (within South Africa) or externally (outside South Africa)

☐ Externally

☐ Limpopo

☐ Mpumalanga

☐ North West

☐ Gauteng

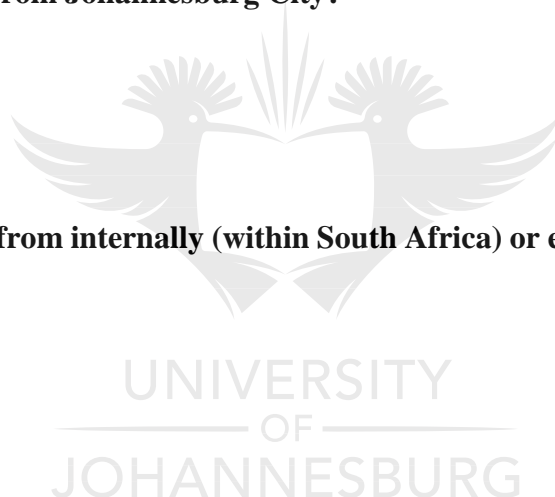
☐ KwaZulu Natal

☐ Free State

☐ Eastern Cape

☐ Northern Cape

☐ Western Cape



2.3 What were the reasons for you to come and shelter in these slum area or informal settlement?

- ☐ Free accommodation
- ☐ It is near to my workplace
- ☐ Affordability
- ☐ No any other shelter beside this

2.4 How long have you been living here?

- ☐ 15years and above
- ☐ 10-15 years
- ☐ 5- 9years
- ☐ Below 5 years

3. Housing Related Questions

3.1 What materials were used to build your houses?

3.2 Who built your structures or houses?

- ☐ Self –made
- ☐ Family
- ☐ Government
- ☐ Private Companies

3.2.1 If self-made, did you have any consent from the municipality to build these structures?

- ☐ Yes
- ☐ No

3.2.2 If no, please give a brief explanation on why you decided to build structures without the government consent? Briefly explain

3.3 Did you ever try to apply for government assisted house?

☐ Yes

☐ No

3.4 How many years have you been on waiting list?

☐ 10 years and above

☐ 5 to 9 years

☐ 1 to 4 years

☐ Less than a year

4. Basic Services Provisioning related questions

4.1 Do you have portable water around here?

☐ Yes

☐ No

4.2 Where is the water located?

☐ Inside yard

☐ Outside the yard within the community

☐ Outside the community

4.3 Do you have toilets?

☐ Yes

☐ No

4.4 If yes where are they located?

- ☐ Inside yard
- ☐ Outside yard

4.5 Are there any refusal collections in this settlement by municipality?

- ☐ Yes
- ☐ No

4.6 If yes, how often do they come?

- ☐ 2to 3days
- ☐ Weekly
- ☐ After every two weeks
- ☐ Monthly
- ☐ A month plus



5. What do you think is the main reasons that hinders city of Johannesburg to ensure to provide adequate housing for everyone?

6. What are your recommendations towards improving your living conditions to City of Johannesburg municipalities?

Thank you